

**CITY OF SAN ANTONIO
Zoning Commission Agenda**

FINAL

City Council Chambers
First Floor, Municipal Plaza Building 103 Main Plaza

**May 21, 2002
Tuesday, 11:30 A.M.**

ZONING COMMISSIONERS

Gilbert Kissling – District 1	Christopher Martinez – District 6
Clarence McGowan – District 2	Vacant – District 7
Vernon Hophan – District 3	Jerry F. Morell – District 8
Robert Garza, Jr. – District 4	James McAden – District 9
Rita Cardenas-Gamez – District 5	John Clamp – District 10
Ralph Mehringer – District Mayor Chairman	

1. **Work Session presentation by staff to discuss zoning cases recommendations for May 21, 2002, at 11:30 A.M. “C” Conference Room, 103 Main Plaza, Municipal Plaza Building.**
2. Call to Order – City Council Chambers – 1:00 PM
3. Roll Call
4. Pledge of Allegiance
5. Director’s Report
6. Approval of May 7, 2002 minutes.
7. Consideration of a Resolution adopting Amendments to the City’s Unified Development for Time Limits for Historic District Zoning Cases.
8. Z2002057 Earl & Brown, P.C., 12011 S. Hausman Road. (*City Council 8*)
9. Z2002040 Barbara Brown, 8235 Leslie Road. (*City Council 8*)
10. Z2002053 Douglas J. Fetzer, 112101 Lisbon & 112002 Lisbon.
(*City Council 9*)
11. Z2002056 C Jerry Arredondo, 9006 Huebner Road. (*City Council 8*)
12. Z2001223-2A City of San Antonio, 815, 825, 835, 837 and 875 E. Ashby Pl.
(*City Council 1*)

13. Z2001223-2B City of San Antonio, 1366 E. Elmira St. *(City Council 1)*
14. Z2002068 Max Martinez, 1226 Morales St. *(City Council 1)*
15. Z2002077 Maria D. Tijerina, 1925 Guadalupe Street. *(City Council 5)*
16. Z2002080 Jimmie Colebank and Salah Diab, 2295 E. Chavaneaux.
(City Council 3)
17. Z2002081 Gordon V. Hartman, Woodlake Park North of F.M. 78.
(City Council 2)
18. Z2002082 George Gervin Academy, Barbara Hawkins, 6962, 6966 & 6918 Sunbelt
Dr. S. *(City Council 2 and 10)*
19. Z2002083 Frank A. Stanush dba Standage Partnership, East Houston Street at South
WW White Road. *(City Council 2)*
20. Z2002084 Martin & Maria Elena Barbosa, 1619 N. Calaveras.
(City Council 1)
21. Z2002085 KB Home, Ingram Road at Old Hunt Lane. *(City Council 6)*
22. Z2002086 S Hernan G. Mauro, 13515 Topper Circle. *(City Council 10)*
23. Z2002087 San Antonio Development Agency (Manuel Macias, Jr.), Hillje St. at
Betty Jean St. *(City Council 3)*
24. Z2002088 Joe E. Groff, 4811 and 4823 Evers Rd. *(City Council 7)*
25. Z2002089 Thomas J. Remy, 11219 West Ave. *(City Council 9)*
26. Z2002090 C Trend Land Development, Inc., Cathie E. Dixie, 2379 N.E. Loop 410.
(City Council 10)
27. Z2002091 Jerry Arredondo, 11093 and 11137 Bandera Rd. *(City Council 8)*
28. Z2002092 Jerry Arredondo, 205 Powell St. *(City Council 5)*
29. Z2002094 Kaufman & Associates, Inc., Southeast corner of Farinon Dr. and Silicon
Dr. *(City Council 8)*
30. Z2002076 A City of San Antonio, IH 10 East Corridor. *(City Council 2)*
31. Z2002076 B City of San Antonio, IH 10 East Corridor. *(City Council 2)*
32. Z2002076 C City of San Antonio, IH 10 East Corridor. *(City Council 2)*
33. Z2002076 D City of San Antonio, IH 10 East Corridor. *(City Council 2)*
34. Z2002076 E City of San Antonio, IH 10 East Corridor. *(City Council 2)*
35. Z2002076 F City of San Antonio, IH 10 East Corridor. *(City Council 2)*

FINAL

3:00 PM Public Hearing

36. Z2001223-4 City of San Antonio. (*City Council 1, 3, &5*)

37. Z2001223-5 City of San Antonio. (*City Council 3*)

38. **UDC Amendment of Section Consideration of five Amendments to the Unified Development Code as Follows:**

AMENDMENT 1 – Correction of 19 items of reference to section and table numbers. (See “Attachment - 1” for additional detail)

Item 25 - 1a, In 35-202 delete section 35-202(o)

Item 25 - 1b, In 35-203 delete section 35-202(o)

Item 25 - 1c, In 35-205 delete section 35-202(o)

Item 25 - 1d, In 35-306(d)(1) correct section reference 35-206(n) to 35-204(o)

Item 25 - 1d2, In 35-306(f) correct section reference 35-206(n) to 35-204(o)

Item 25 - 1e1, In 35-207(o)(3) correct section reference 35-206(n) to 35-204(o)

Item 25 - 1e2, In 35-208 correct section reference 35-203(n) to 35-204(o)

Item 25 - 1f, In 30, 35-310.09(b)(2)c2 correct section reference from 35-203(o)(6) to 35-204(o)

Item 25 - 1g, Under "Commercial Urban Design Standards" correct section reference From 35-203(n) to 35-204(o)

Item 25 - 6b, In 35-208(e) & (e)(3) correct reference to Table 203-2 to 208-2

Item 25 - 7a, In 35-203(d)(1) Add Table 310-1 reference for density

Item 25 - 7b, Delete 35-203(d) provision for estimating density

Item 25 - 15, Article 4 (all), Change (20) references from ~~211 & 215~~ to [Texas Local Government Code Section 212](#)

Item 25 - 20a, Correct section number in Article IV Index as follows: add section 35-436 Administrative Exceptions and change the following, from 35-436 to 35-437 Performance Agreement, from 35-437 to 35-438 Acceptance of Dedication, from 35-438 to 35-439 Owner-Initiated Plat Vacation, from 35-439 to 35-440 Replatting Without Vacating Preceding Plat, from 35-440 to 35-441 Amending Plats, from 35-441 to 35-442 Replatting of Antiquated Plats, from 35-442 to 35-443 Replats Subject to Low Density Zoning.

Item 25 - 20b, c, d, e, f & g, Correct section number in body of Article IV text in 35-436 Administrative Exceptions (A) from 35-436 to 35-437 Performance Agreement, from 35-437 to 35-438 Acceptance of Dedication, from 35-438 to 35-439 Owner-Initiated Plat Vacation, from 35-439 to 35-440 Replatting Without Vacating Previous Lot, from 35-440 to 35-441 Amending Plats, from 35-441 to 35-442 Replatting of Antiquated Plats, from 35-442 to 35-443 Replats Subject to Low Density Zoning.

Item 25 - 21, In 35-503 add table number “503-2” to table located on

pages 5-22,23,24&25.

Item 25 - 6a, In 35-208(e) & (e)(2) correct reference to Table 203-2 to 208-2

Item 25 - 22, In 35-506(q)(3) add reference to Table 506-3 & 506-4

Item 26 - 1, Appendix A, Correct section reference on Infill development from 35-202 TO 35-343.

AMENDMENT 2 – Correction of 10 items addressing the addition of wording or section numbers for clarification and/or reference purposes. Such changes do not alter, delete or add to the intent of the adopted provisions. (See “Attachment - 2” for additional detail)

Item 25 - 2, In 35-204 correct heading from Table 203-1 to 204-1 and text in 35-204(c)(2)

Item 25 - 3, In 35-204 add the words “GFA” Gross Floor Area clarifying what square footage is being referenced.

Item 25 - 7c, In 35-208(n) change “light rail alignment” to “transit facility”

Item 25 - 11b, Change “CS” district references to “RP” in 35-360(b) table.

Item 25 - 16a, Article 4 (all) Change all references from “Master Site Plan” to “Master Development Plan”

Item 25 - 16b, Appendix A – Definitions & Rules of Interpretation add definition for Master Development Plan

Item 25 - 18 & 19, In 35-422(d), Change all references to “conditional zoning classification” to “Specific Use Permit”

Item 25 - 26, In 35-510(D)(1) add a tree to the illustration of Option 1.

Item 25 - 27, In 35-526(B) add “Table 526-3” name to each page of the table.

Item 26 - 7, In 5 - 521(b) add ERZD provisions inadvertently left out of UDC.

AMENDMENT 3 – Revisions made to comply with intent or to clarify interpretations. (See “Attachment - 3” for additional detail)

Item 14, In 35-403 revise provisions regarding size, design and installation of signs relative to public hearings

Item 22, In 35-442(h) Add requirement for two presentations of replats of low-density residential property.

Item 25 - 4, Add subsection 35-205(b)(3) for processing procedure.

Item 25 - 5, Add subsection 35-206(b)(3) for processing procedure.

Item 25 - 8, In 35-310 add notes on Col. H & I following Table 310-1

Item 25 - 9, In 35-310 add the word "street" in Table 310-1, column (D) in Table to clarify the word frontage and insert a 20 foot minimum street frontage in column (D) for "NC", "C-2", & "C-3" zoning districts.

Item 25 - 10, In 35-311 add caretaker to Table 311-2.

Item 25 - 12, In 35-360 correct Table 360-2 terminology and addition of waiver provision for height.

Item 25 - 13, In 35-361(a)(7) add areas not allowed to qualify as TDR sending areas.

Item 25 - 14, In 35-371(b)(7) & (c)(3) add provisions clarifying setbacks

for accessory dwellings.

Item 25 - 23, In 35-506 correct reference to trees, define NR and add sidewalk statement.

Item 25 - 24, In 35-506 correct reference to trees, define NR and add sidewalk statement.

Item 26 - 3, In 35-311 Correct Non Residential Use Matrix to remove density for multifamily in "D" district.

Item 28 - 1, In add hotel/motel as a conditional use in an "I-1" zoning district.

Item 28 - 2, In addition a definition for an extended stay hotel/motel

Item 28 - 3, In add a table name and a parking requirement of one off-street parking space in addition to any garage or carport on a lot for the following uses - Dwelling 1 Family (attached), Dwelling 1 family, (detached) Dwelling HUD Code Manufactured Homes (residential) to Table 526-3. Said single-family uses shall not have a maximum limit on the allowable number of parking spaces.

Item 29 - a, In add a table name and a parking requirement of one off street parking space in addition to any garage or carport per lot for single family housing (detached)

Item 29 - b, In add definition of "Cluster Parking"

Item 29 - c, In add standards for "Cluster Parking"

Item 29 - d, Correct conflict in Table of Off-street Parking Requirements to reflect townhouse, rowhouse, attached single-family house require one off street parking space (may utilize (cluster parking) in addition to any garage or carport provided.

Item 29 - e, Add note to Table 403-1 to exempt city area wide zoning cases with 6 or more individual parcels from the posting of signs on each individual property.

Item 29 - f, In add note "3" that provides for a single-family lot size and yard requirement in "MF" zoning districts of at minimum a "RM-4" district.

AMENDMENT 4 – Amendments that staff oppose. (See “Attachment - 4” for additional detail)

Item 26 - 5, Calendar Days Versus Working Days – (see “Attachment 4”)

39. Executive Session: consultation on Attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.

40. **ADJOURNMENT.**

Accessibility Statement

This meeting is wheelchair accessible. The accessible entrance is located at 103 Main Plaza. Accessible parking spaces are located at City Hall, 100 Military Plaza. Auxiliary aids and services are available upon request.

Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling 207-7245.

CASE NO: Z2002057

Date: May 21, 2002 Continued from April 16, 2002 and May 7, 2002

Council: 8

Ferguson: 547 B1,2

Case Manager: Catherine Tinnemeyer 207-5889

Applicant:

Earl & Brown, P.C.

Owner:

John McBrine, Trustee - Swans Partners, Ltd.

Zoning Request:

From "C-3 NA ERZD" Commercial Non-Alcoholic Sales Edwards Recharge Zone District, "C-3 ERZD" Commercial Edwards Recharge Zone District, "C-2 NA ERZD" Commercial Non-Alcoholic Sales Edwards Recharge Zone District, "C-1 ERZD" Commercial Edwards Recharge Zone District, "C-3 NA" Commercial Non-Alcoholic Sales District, and "C-1" Commercial District to "ED ERZD" Entertainment Edwards Recharge Zone District (39.45 acres) and "C-2 ERZD" Commercial Edwards Recharge Zone District (7.63 acres).

Property:

Lot P-3, NCB 14614

12011 S. Hausman Rd.

Proposal:

To allow the property to be developed as an outdoor sports recreational facility and retail center

Neighborhood:

Fieldstone Neighborhood Association

Traffic Impact:

A traffic impact analysis is not required at this time. A comprehensive TIA will be required at the platting and building stage.

Staff Recommendation:

Approval. The property is currently undeveloped and fronts on Loop 1604 Expressway. The "C-2" and the "ED" requests are appropriate at this location. The "ED" designation will allow for an outdoor sports recreation facility as well as the related support facilities and services. The surrounding zones are residential with the exception of some "C-3". The Sport Recreation Facility will provide an entertainment destination for the residents within walking distance.

FINAL



City Council District NO. 8
Requested Zoning Change
From: "C-1,C-3NA" To: "C-2,ED"
Date: MAY 21, 2002
Scale: 1" = 450"

200' Notification

CASE NO: Z2002040

Date: May 21, 2002 Continuanace from March 19, April 2, April 16 and May 7, 2002

Council: 8

Ferguson: 546 C8

Case Manager: David Arciniega 207-5876

Applicant:

Barbara Brown

Owner:

Gene & Barbara Brown

Zoning Request: From "R-6" Residential Single Family District to "C-3 NA" Commercial Non Alcoholic Sales District.

Property: P-5 D, NCB 16051
8235 Leslie Rd.

Proposal: To operate a general automotive repair service

Neighborhood: None

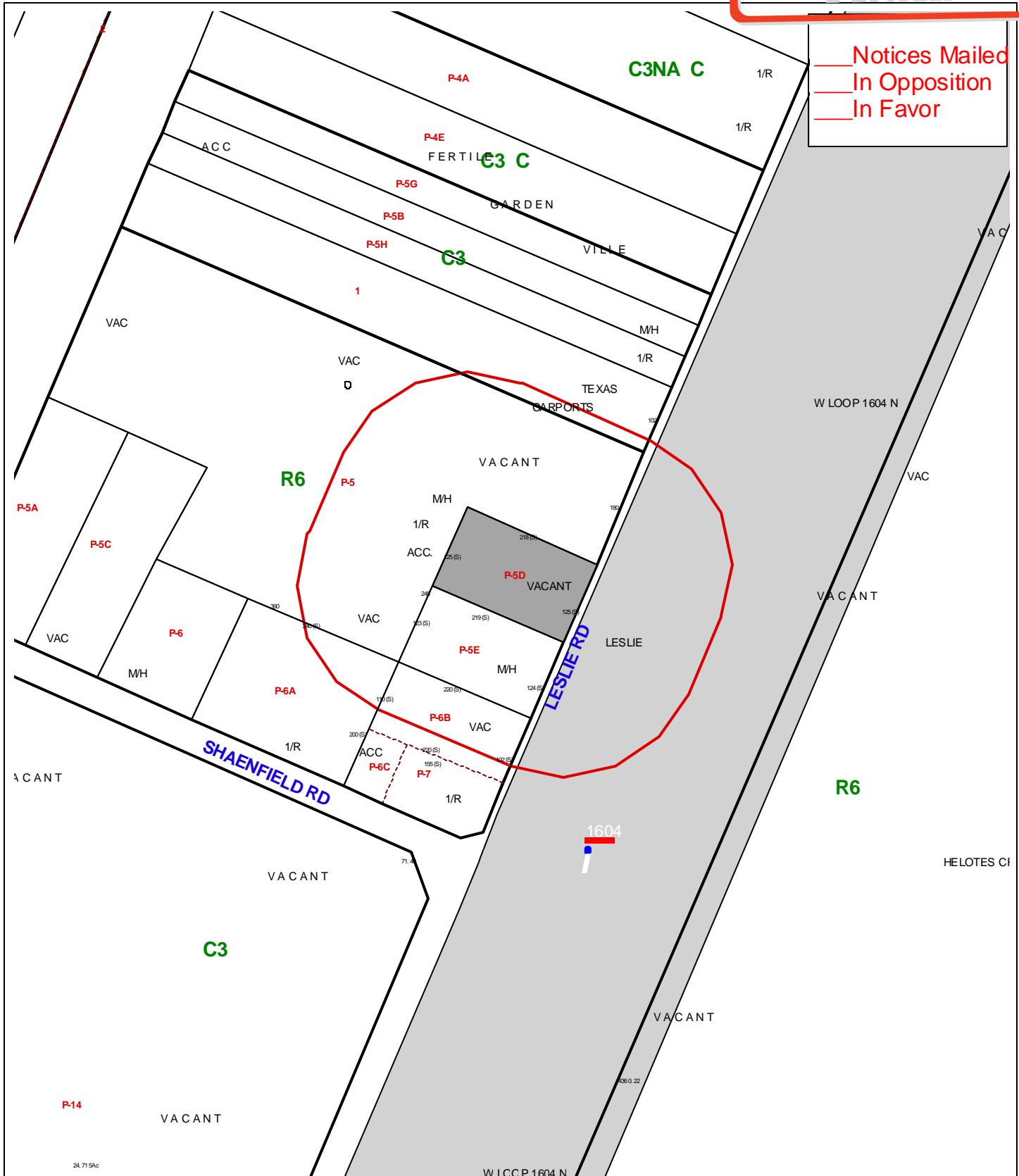
Traffic Impact: A traffic impact analysis is not required.

Staff Recommendation:

Denial.

The subject property currently has two structures and fronts on Leslie Road, which directly parallels Loop 1604 West Expressway. The subject property is surrounded by a residence to the south and vacant land to the north and west, which is, zoned "R-6" Residential Single Family. The requested zoning is encouraged at major intersections and thoroughfares, furthermore, "C-3 NA" zoning is incompatible with the existing residential zonings directly adjacent to the subject property.

FINAL



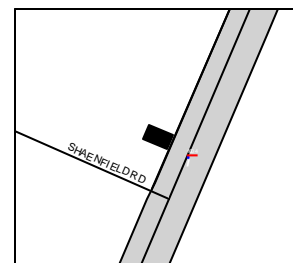
ZONING CASE: **Z2002-040**

City Council District NO. 8
Requested Zoning Change
From: "R-6" To: "C-3NA"
Date: MAY 7, 2002
Scale: 1" = 200"

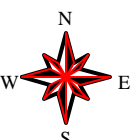
 Subject Property

 200' Notification

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T-8,16



CASE NO: Z2002053

Date: May 21, 2002 Continued from April 16, 2002

Council: 9

Ferguson: 550 B4

Case Manager: Catherine Tinnemeyer 207-5889

Applicant:

Douglas J. Fetzner

Owner:

Feterzer Enterprises Inc.

Zoning Request: From "R-5" Residential Single-Family District to "C-3" Commercial District.

Property: Lots 13 and 14, Block 32, NCB 11748

112101 Lisbon & 112002 Lisbon

Proposal: For parking of cars that are ready to be picked up by customers.

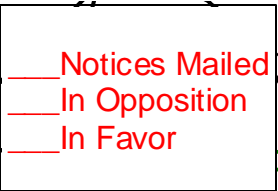
Neighborhood: Lockhill Estates Home and Property Association and Greater
Harmony Hills Neighborhood Association

Traffic Impact: A Traffic Impact Analysis is not required.

Staff Recommendation:

Denial of Requested and Approval of "C-3 R". Surrounding zones are "C-3", "C-3 NA", "C-3 R", "C-2 NA" and "R-5". The only access to the property is from West Avenue through the Midas Auto Shop. Lisbon Street is not open. This property is not desirable for residential use.

FINAL



City Council District NO. 9
Requested Zoning Change
From: "R-5" To: "C-3"
Date: May 21, 2002
Scale: 1" = 200"

 200' Notification

CASE NO: Z2002056 C

Date: May 21, 2002 Continuanace from April 16,2002 and May 7, 2002

Council: 8

Ferguson: 548 D6

Case Manager: Fred Kaiser 207-7942

Applicant:

Jerry Arredondo

Owner:

Daniel J. and Katherine Nichols

Zoning Request: From "C-2" Commercial District to "C-2 C" Commercial District with conditional use for automobile sales and service.

Property: Lot 2 save and except the Southeast 6.5 feet and the Northwest 24.33 feet, Block 12, NCB 14696

9006 Huebner Rd.

Proposal: To permit an automotive sales lot

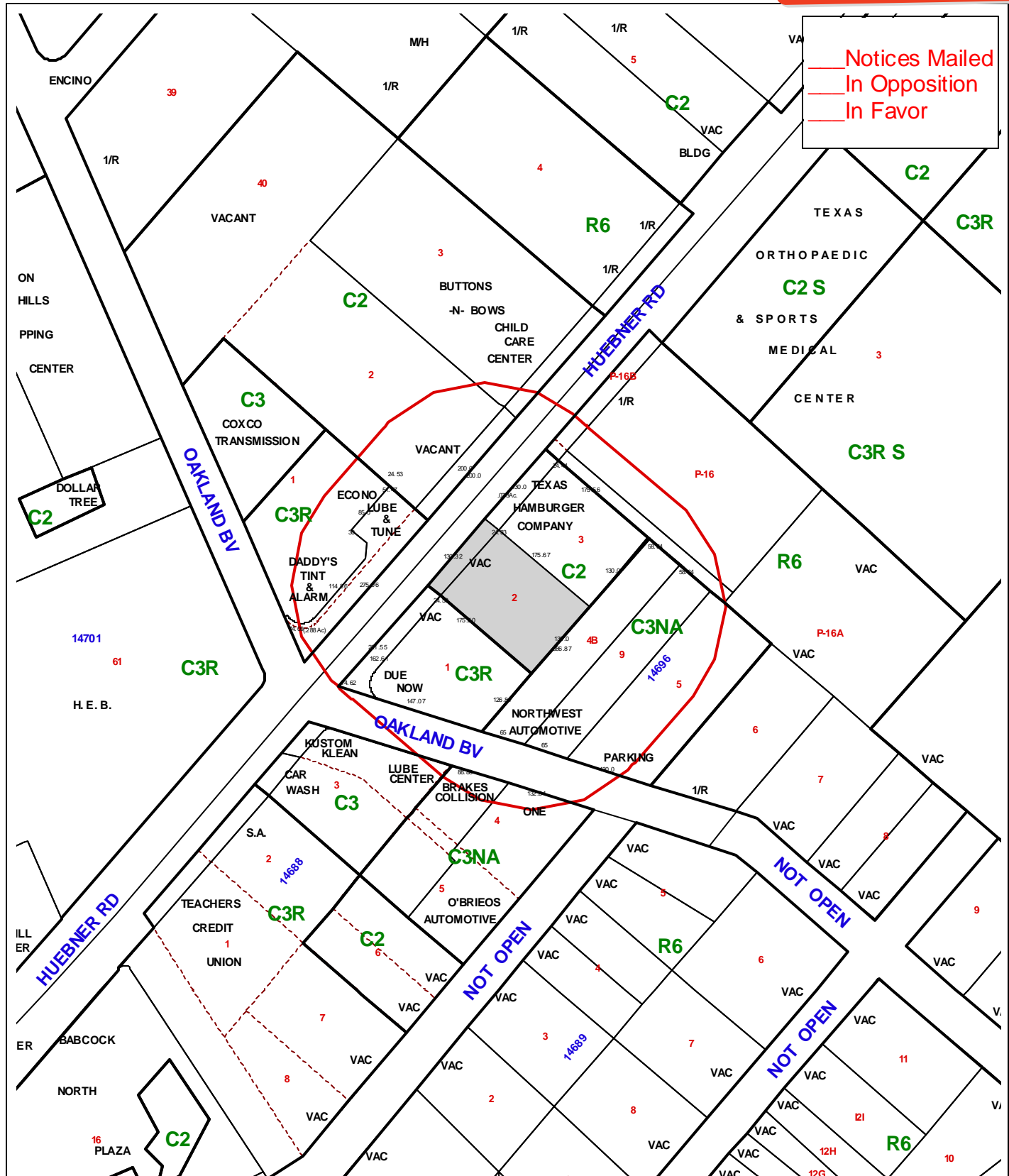
Neighborhood: Oakland Estates N.A.

Traffic Impact: A Traffic Impact Analysis is not required

Staff Recommendation:

Approval. The site has "C-3 R" zoning to the north and west, "C-3 NA" zoning to the south and "C-2" zoning to the east. This area of Huebner Rd. has developed with automobile related uses.

FINAL



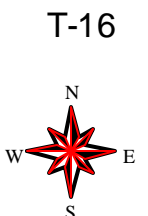
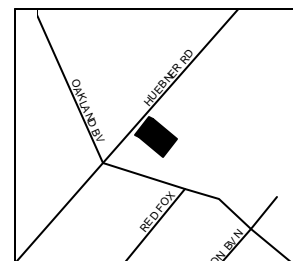
ZONING CASE: **Z2002-056**

City Council District NO. 8
Requested Zoning Change
From: "C-2" To: "C-2 C"
Date: MAY 7, 2002
Scale: 1" = 200'

Subject Property

200' Notification

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T-16

CASE NO: Z2001223-2A

Date: May 21, 2002 Continuanace from May 7, 2002

Council: 1

Ferguson: 583 B7

Case Manager: Richard Ramirez 207-5018, John Jacks 207-7206

Applicant:

City of San Antonio

Owner:

Borden Park LP

Zoning Request: To designate those properties along the San Antonio River as River Overlay

Property: LOT 11, 12, 12A, 12B, 12C, 13, 14, NCB 3053

815, 825, 835, 837, 841, 875 East Ashby Place

Proposal: The purpose of these districts is to establish regulations to protect, preserve and enhance the San Antonio River by establishing design standards and guidelines for properties located near the river.

Neighborhood: None

Traffic Impact: A traffic impact analysis is not required.

Staff Recommendation:

Approval. The proposed districts will protect and enhance the overall character of the San Antonio River. The districts will promote consistency in the development process. It will prevent the negative impacts caused by incompatible and insensitive development and promote new compatible development.

CASE NO: Z2001223-2B

Date: May 21, 2002 Continuanace from May 7, 2002

Council: 1

Ferguson: 583 B7

Case Manager: Richard Ramirez 207-5018, John Jacks 207-7206

Applicant:

City of San Antonio

Owner:

Schepps - Foremost Inc.

Zoning Request: To designate those properties along the San Antonio River as River Overlay

Property: Lots 5 through 9, 14 through 19, and P-100, Block 3, NCB 6791; and, Lot 2, Block 1, NCB 7008

1366 East Elmira Street and 102 West Grayson Street

Proposal: The purpose of these districts is to establish regulations to protect, preserve and enhance the San Antonio River by establishing design standards and guidelines for properties located near the river.

Neighborhood: Tobin Hill Neighborhood Association - Tobin Hill Residents Association

Traffic Impact: A traffic impact analysis is not required.

Staff Recommendation:

Approval. The proposed districts will protect and enhance the overall character of the San Antonio River. The districts will promote consistency in the development process. It will prevent the negative impacts caused by incompatible and insensitive development and promote new compatible development.

CASE NO: Z2002068

Date: May 21, 2002 Continued from May 7, 2002

Council: 1

Ferguson: 616 C4

Case Manager: Catherine Tinnemeyer 207-5889

Applicant:	Owner:
Max Martinez	Max Martinez

Zoning Request: From "C-3 NA" Commercial Non-Alcoholic Sales District to "MF-25" Multi-Family District.

Property: Lot 1, Block 8, NCB 2229
1226 Morales St.

Proposal: To zone from Commercial District to Residential for a duplex

Neighborhood: Prospect Hill Neighborhood Association

Traffic Impact: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval. The "MF-25" District will allow for a duplex or triplex on this 0.1717 acre lot. Staff encourages infill housing development within the inner city. The requested zoning is consistent and compatible with the surrounding zones.

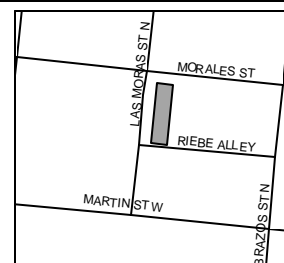
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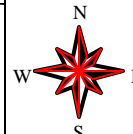
ZONING CASE: Z2002-068

City Council District NO. 5
 Requested Zoning Change
 From: "C-3NA" To: "MF-25"
 Date: MAY 21, 2002
 Scale: 1" = 200'

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T-20



CASE NO: Z2002077

Date: May 21, 2002 Continuanace from May 7, 2002

Council: 5

Ferguson: 616 B 6

Case Manager: David Arciniega 207-5876

Applicant:

Maria D. Tijerina

Owner:

Maria D. Tijerina

Zoning Request: From "C-2" Commercial District to "R-4" Residential Single Family District.

Property: Lot 13 and 14, Block 2, NCB 2433

1925 Guadalupe Street

Proposal: A Single Family Home

Neighborhood: Avenida Guadalupe NA

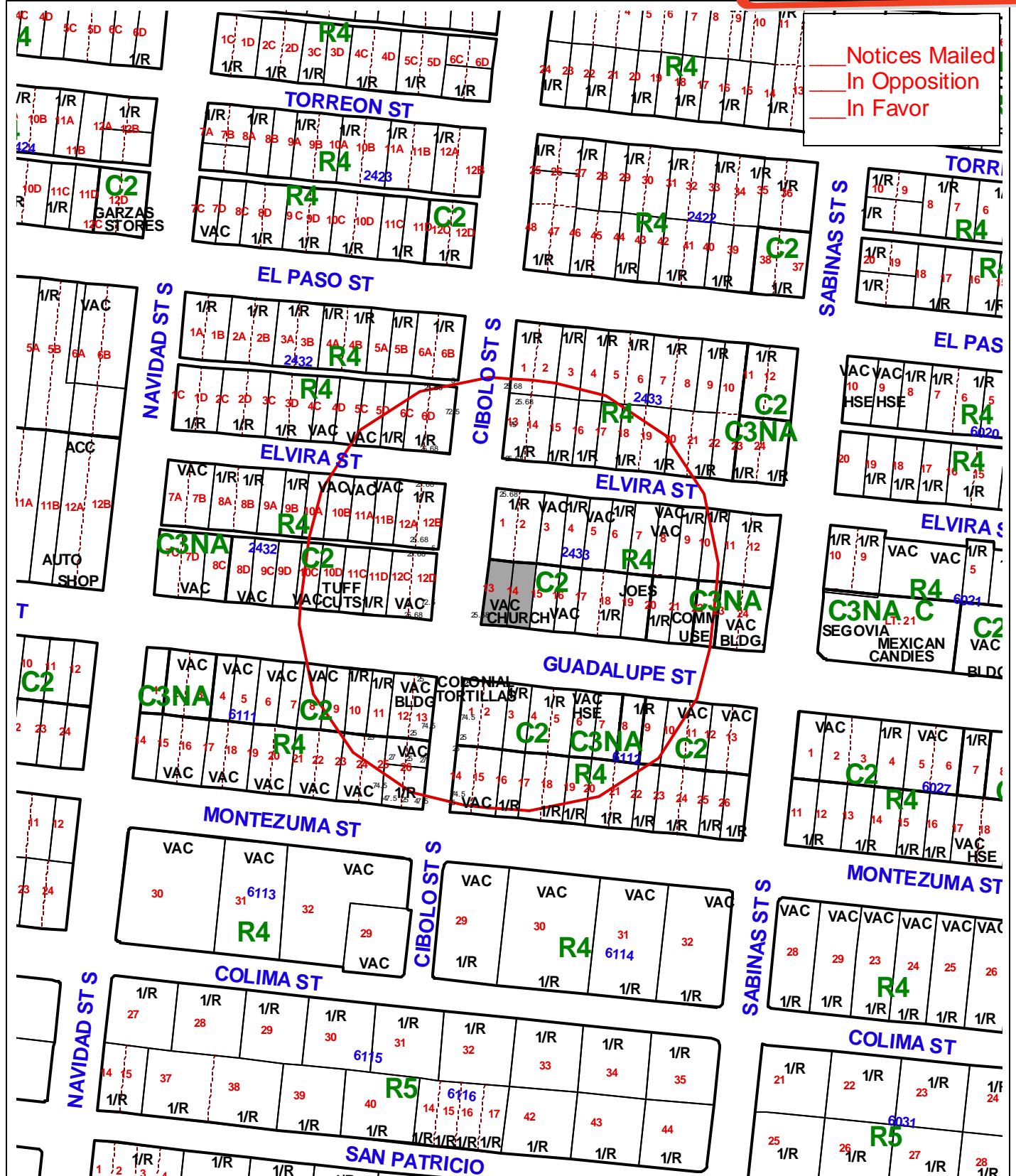
Traffic Impact: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval.

The subject property is vacant and fronts on Guadalupe Street, which is on the Major Thoroughfare Plan. The subject property has existing "R-4" zoning to the north and "C-2" zoning to the west, east and south. "R-4" zoning will provide a downzoning from "C-2" zoning, furthermore, staff encourages infill housing development within the inner city.

FINAL

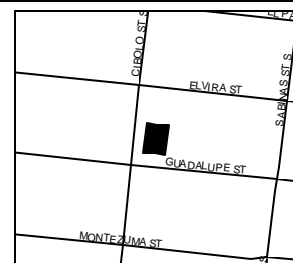


ZONING CASE: Z2002-077

City Council District NO. 5
 Requested Zoning Change
 From: "C-2" To: "R-4"
 Date: MAY. 7, 2002
 Scale: 1" = 200"

Subject Property

200' Notification



T-20



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CASE NO: Z2002080

Date: May 21, 2002 Continued from May 7, 2002

Council: 3

Ferguson: 683 D4

Case Manager: Catherine Tinnemeyer 207-5889

Applicant:

Jimmie Colebank and Salah Diab

Owner:

Jimmie Colebank

Zoning Request: From "H C-2" Historic Commercial District to "H C-3" Historic Commercial

Property: Lots 9 and 10, Block 1, NCB 11168

2295 E. Chavaneaux

The south west corner of E. Chavaneaux and Espada Rd.

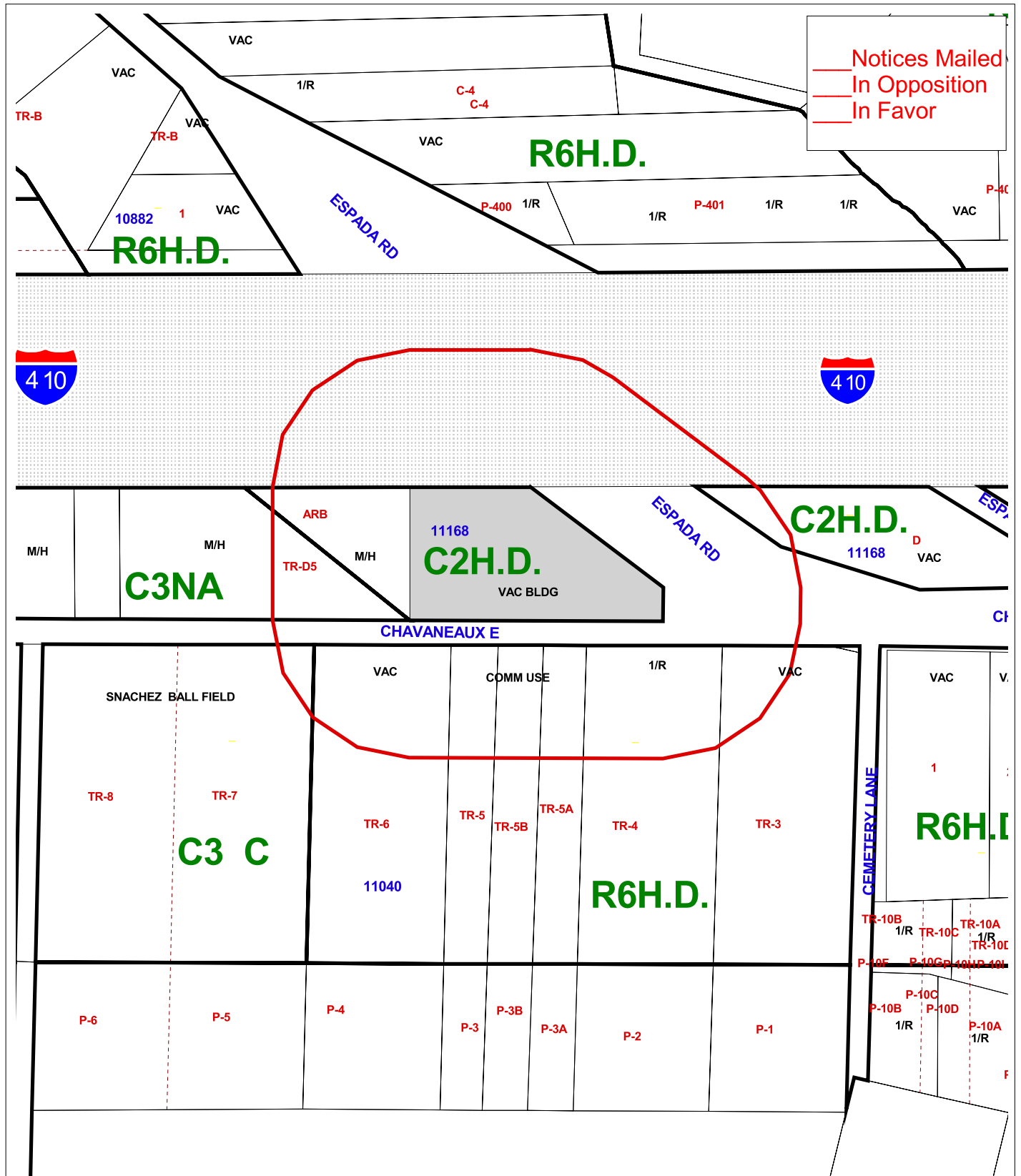
Proposal: Small Motel with Restaurant and the sale of Alcohol

Neighborhood: None

Traffic Impact: A Traffic Impact Analysis is not required.

Staff Recommendation:

Denial. "C-3" zoning should be located at the intersection of freeways and major arterial streets. Property is located within the boundaries of the San Antonio Mission National Historical Park Protection Area. With the exception of properties to the west zoned "C-3 NA" and to the east zoned "C-2", the subject property is surrounded by residential zoning. The "C-3" zone and uses are incompatible with the existing residential uses.



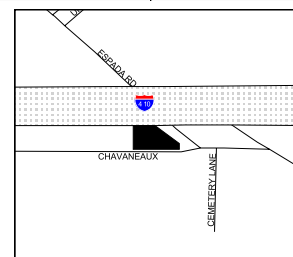
ZONING CASE: **Z2002-080**

City Council District NO. 3
 Requested Zoning Change
 From: "C-2" To: "C-3"
 Date: MAY 7, 2001
 Scale: 1" = 200"

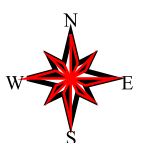
Subject Property

200' Notification

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T- 13,18



CASE NO: Z2002081

Date: May 21, 2002

Council: 2

Ferguson: 585 F4

Case Manager: David Arciniega 207-5876

Applicant:

Gordon V. Hartman

Owner:

Gordon V. Hartman

Zoning Request: From "R-6" Single-Family Residence District to "R-6 PUD" Single-Family Residence Planned Unit Development District.

Property: 44.06 acres tract of land out of NCB 17730

Woodlake Parkway, north of F.M. 78

Proposal: To permit a Residential Single Family Planned Unit Development

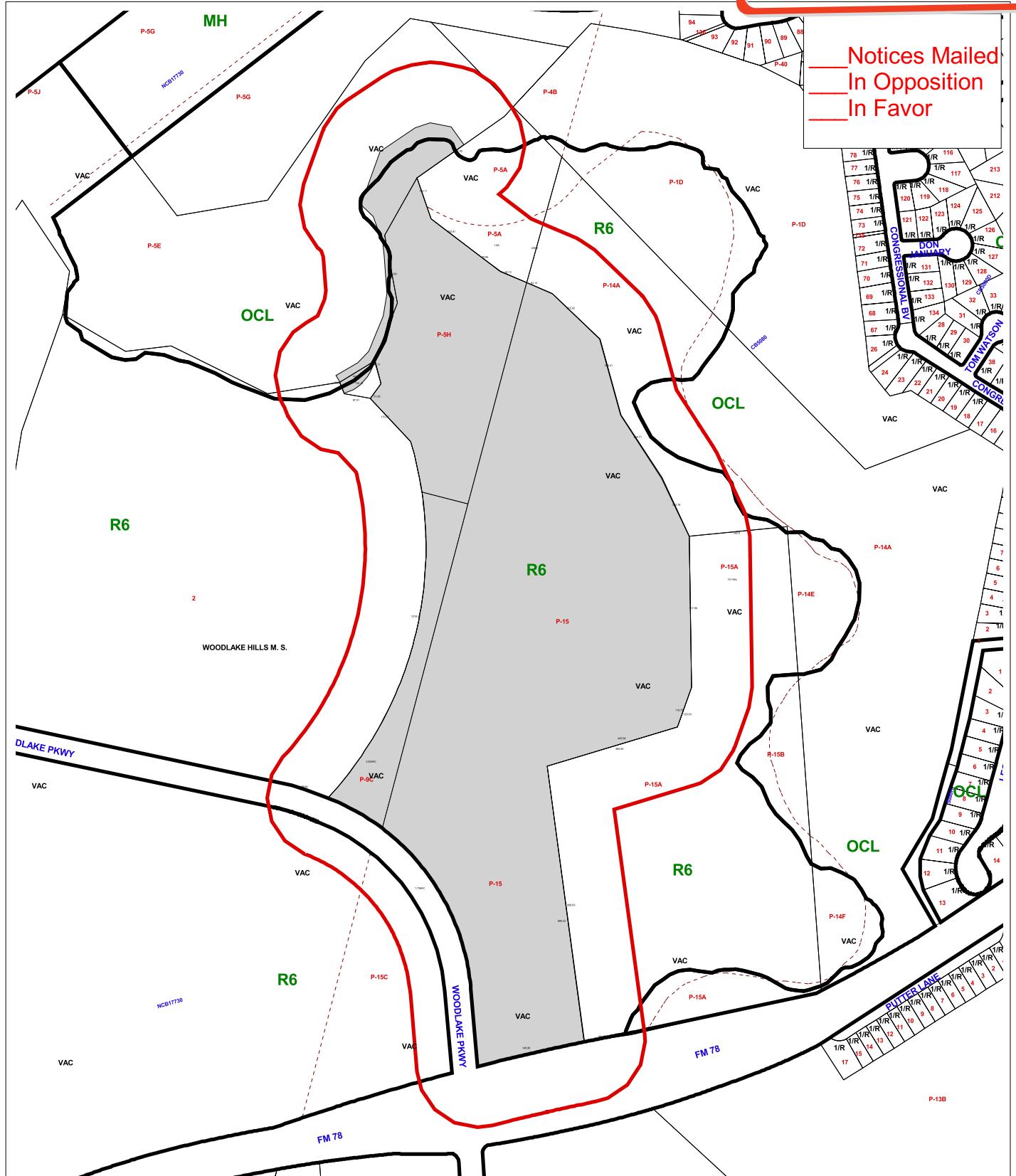
Neighborhood: None

Traffic Impact: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval. The subject property is a vacant 44.06 acre tract of land currently zoned "R-6" with existing "R-6" surrounding it, which includes a middle school located west of the subject property. "R-6" PUD would be appropriate at this location; however, the proposed development must meet the PUD requirements and require approval by the Planning Commission.

FINAL

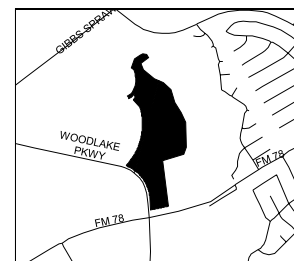


ZONING CASE: Z2002-081

City Council District NO. 2
Requested Zoning Change
From: "R-6" To: "P-1 R-6"
Date: MAY 21, 2001
Scale: 1" = 450'



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T- 11



CASE NO: Z2002082

Date: May 21, 2002

Council: 2, 10

Ferguson: 584 A3, B3

Case Manager: Catherine Tinnemeyer 207-5889

Applicant:

George Gervin Academy, Barbara
Hawkins

Owner:

George Gervin Academy

Zoning Request: From "C-3 R" Commercial Restrictive Alcoholic Sales District and "I-1" General Industrial District to "MF-33" Multi-Family District and "C-3 R" Commercial Restrictive Alcoholic Sales District.

Property: Lot 1, Block 2, NCB 16889; Lot 3, Block 3, NCB 16890; the SW Irregular 309.25 feet of Lot 1, Block 3, NCB 16890

6962, 6966 & 6918 Sunbelt Dr. S

Proposal: Area to be used as a Charter School, dormitories for the Charter School and the development of a 54 unit multi-family complex

Neighborhood: Wilshire Neighborhood Association

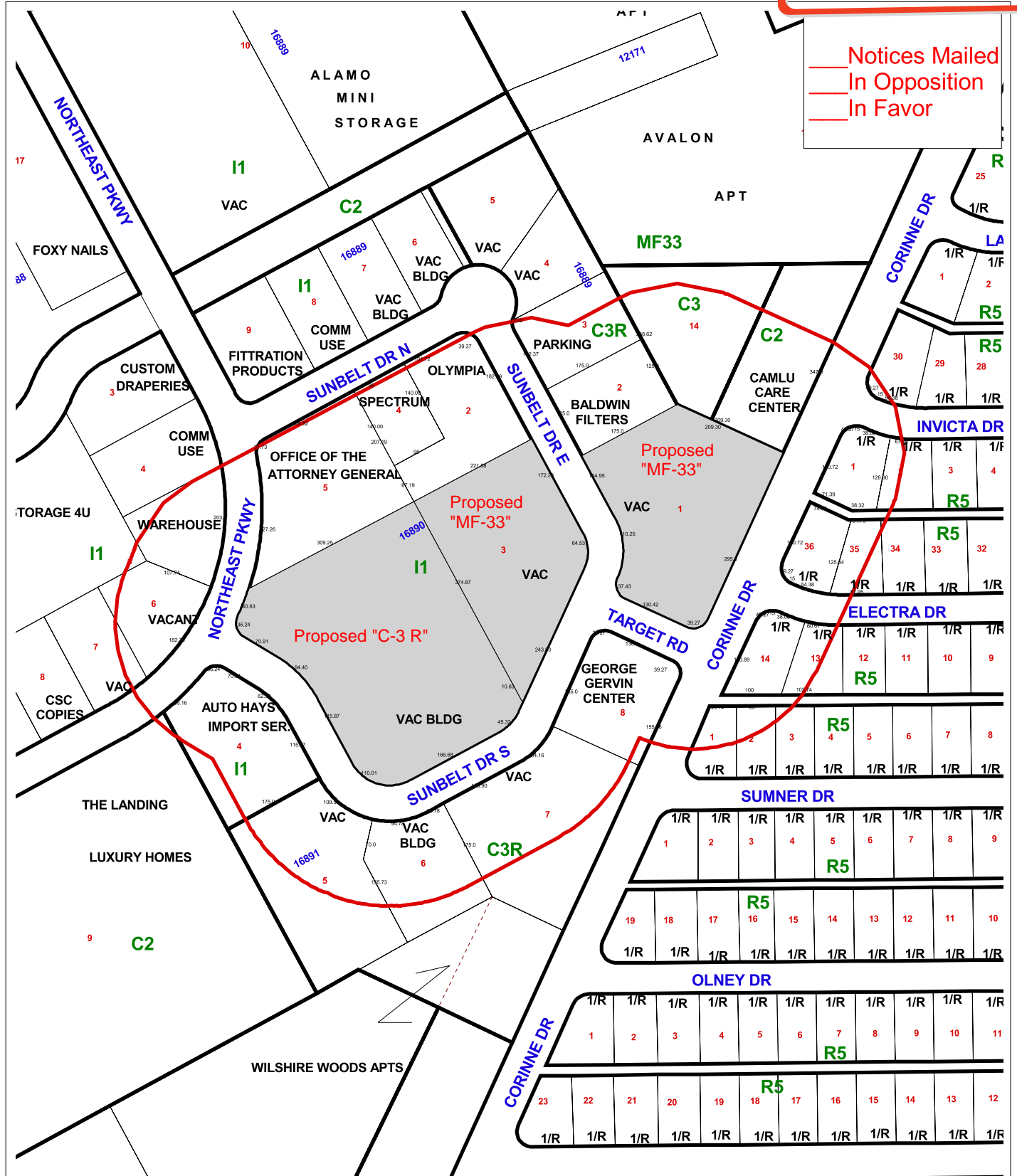
Traffic Impact: A Traffic Impact Analysis is not required.

Staff Recommendation:

Denial. The property is within the 65 DNL noise contours, which are considered significant noise levels by the Federal Aviation Administration. The residential development and school do not meet the definition of compatible land use as prescribed by Federal Aviation Regulation Part 150. Staff does not support the placement of residential development and a school in an industrial park.

FINAL

_____ Notices Mailed
 _____ In Opposition
 _____ In Favor



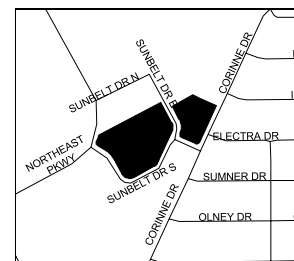
ZONING CASE: Z2002-082

City Council District NO. 2,10
 Requested Zoning Change
 From: "C-3R,I-1" To: "MF-33,C-3R"
 Date: MAY 21, 2001
 Scale: 1" = 250"

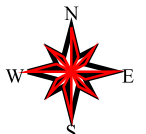
 Subject Property

 200' Notification

J:\may_21_Z2002_085b



T- 17



CASE NO: Z2002083

Date: May 21, 2002

Council: 2

Ferguson: 618 E5

Case Manager: Fred Kaiser 207-7942

Applicant:

Frank A. Stanush dba Standage
Partnership

Owner:

Standage Partnership

Zoning Request: From "R-5" Single- Family Residential District to "C-3 S" Commercial District
with Specific Use Authorization for a mini-warehouse over 2.5 acres.

Property: Lots 1B thru 7B, NCB 10614

East Houston Street at South WW White Road

Proposal: Mini-Storage

Neighborhood: Huntleigh Park Residents Association

Traffic Impact: A Traffic Impact Analysis is not required.

Staff Recommendation:

Denial. There is adequate existing commercial zoning at WW White Road and Houston Street. The subject property has been used for single-family homes in the past and this use/zoning is compatible with the residential development to the east.

☐ Notices Mailed
☐ In Opposition
☐ In Favor



CASE NO: Z2002084

Date: May 21, 2002

Council: 1

Ferguson: 616 A1

Case Manager: Catherine Tinnemeyer 207-5889

Applicant:

Martin & Maria Elena Barbosa

Owner:

A.M. Russ

Zoning Request: From "MF-33" Multi-Family Residence District to "O-1" Office District.

Property: Lot C, Block 25, NCB 2085

1619 N. Calaveras

Proposal: Office Use

Neighborhood: Prospect Hill Neighborhood Association

Traffic Impact: A Traffic Impact Analysis is not required.

Staff Recommendation:

Denial. Immediate surrounding zones are "MF-33" Multi-Family Residence District to the north, east and south and "I-1" to the west. Commercial and Office zoning is located across Culebra to the west and east. These properties face Culebra, a major thoroughfare. Approving this zoning change would allow non-residential uses to encroach the neighborhood.

FINAL

☐ Notices Mailed
☐ In Opposition
☐ In Favor



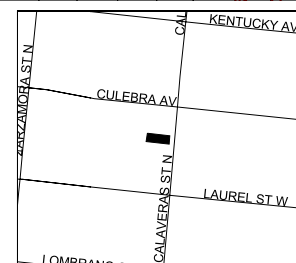
ZONING CASE: Z2002-084

City Council District NO. 1
 Requested Zoning Change
 From: "MF-33" To: "O-1"
 Date: MAY 21, 2001
 Scale: 1" = 200"

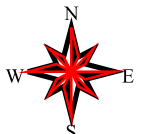
Subject Property

200' Notification

J:\MAY_21_Z2002_085b



T-20



CASE NO: Z2002085

Date: May 21, 2002

Council: 6

Ferguson: 613 5&6 A

Case Manager: Fred Kaiser 207-7942

Applicant:

KB Home

Owner:

Manon Failly

Zoning Request: From I-1 Industrial Use to R-4 Single-Family Residential District (45.021 acres) and RM-4 (PUD) Residential Mixed District Planned Unit Development (16.215 acres).

Property: 61.236 acres out of NCB 17874

Ingram Road at Old Hunt Lane

Proposal: Proposed residential development of approximately 375 lots.

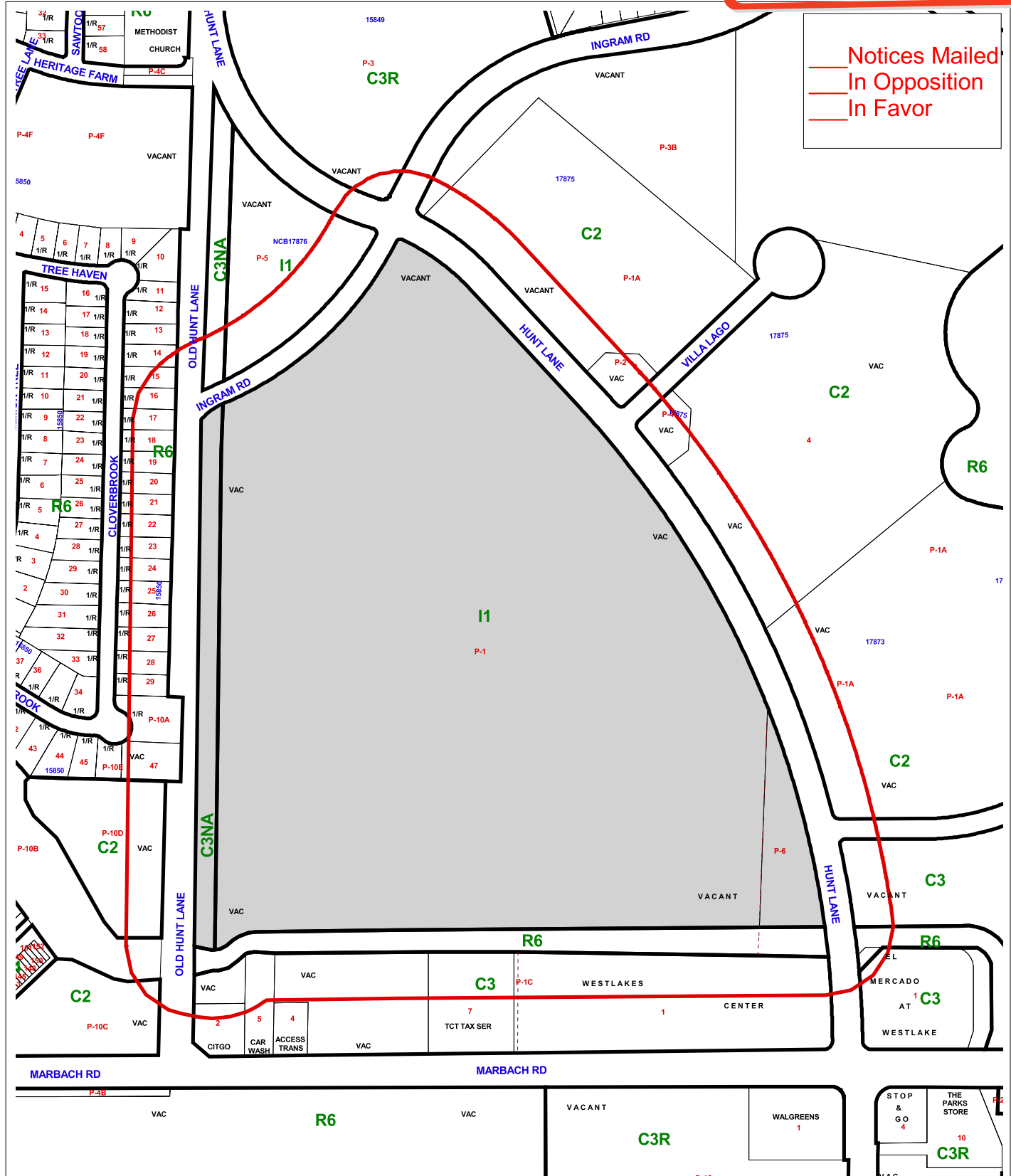
Neighborhood: Heritage N.A. and Adams Hill N.A.

Traffic Impact: A Level 1 Traffic Impact Analysis has been provided. The report concludes that the proposed local street system within the development would provide adequate accessibility to the project.

Staff Recommendation:

Approval. The requested zoning is a substantial downzoning from the the existing "I-1". The property to the west is a single-family subdivision.

FINAL

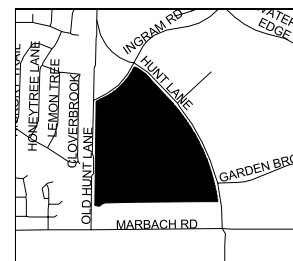


ZONING CASE: Z2002-085

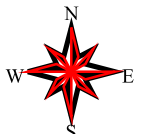
City Council District NO. 6
Requested Zoning Change
From: "I-1" To: "R-4, "RM-4 (PUD)"
Date: MAY 21, 2001
Scale: 1" = 200"

Subject Property
200' Notification

J:\MAY_21_Z2002_085a



T- 15



CASE NO: Z2002086 S

Date: May 21, 2002

Council: 10

Ferguson: 519 D-8

Case Manager: David Arciniega 207-5876

Applicant:

Hernan G. Mauro

Owner:

Peter E & Elizabeth A. Englefield

Zoning Request: From "I-1" General Industrial District to "L-S" Light Industrial District with a Specific Use Authorization to allow a maximum of 3 employees for welding purposes.

Property: Lot 25, Block 1, NCB 14051

13515 Topper Circle

Proposal: For light truck repair and welding

Neighborhood: None

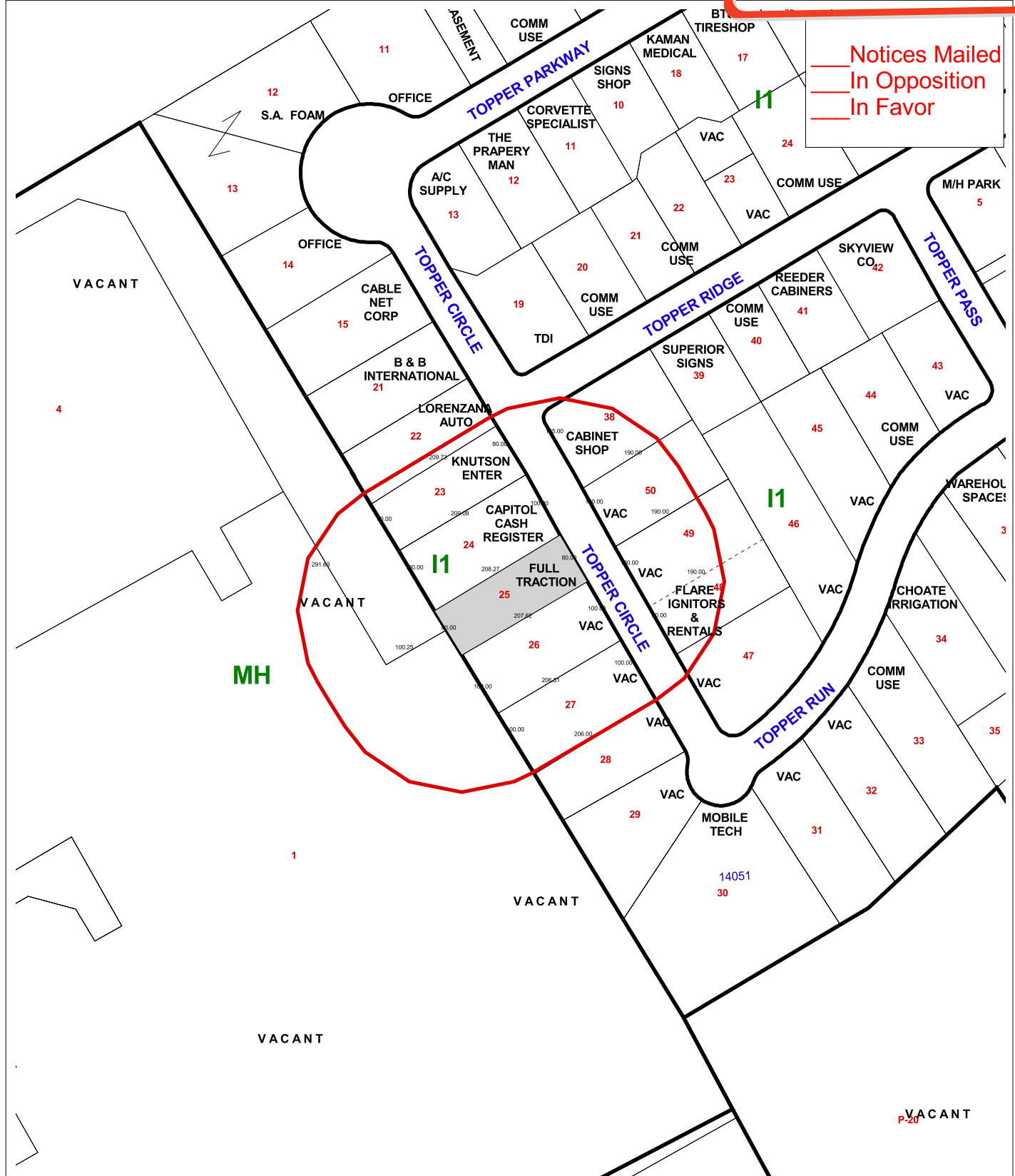
Traffic Impact: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval. The subject property has an existing structure and is in an established industrial district with "MH" zoning to the south and west. The request of "L-S" would be appropriate at this location and will not adversely affect the area.

FINAL

Notices Mailed
In Opposition
In Favor



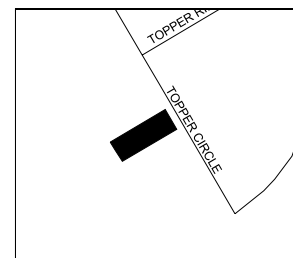
ZONING CASE: Z2002-086

City Council District NO. 10
Requested Zoning Change
From: "I-1" To: "C-3"
Date: MAY 21, 2001
Scale: 1" = 200"

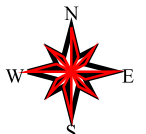
Subject Property

200' Notification

J:\may_21_Z2002_085a



T-10



CASE NO: Z2002087

Date: May 21, 2002

Council: 3

Ferguson: 651 D4

Case Manager: Catherine Tinnemeyer 207-5889

Applicant:

San Antonio Development Agency (Manuel
Macias, Jr.)

Owner:

San Antonio Development Agency

Zoning Request: From "MF-33" Multi-Family District to "MF-33 PUD" Multi-Family Planned Unit Development.

Property: 2.90 acres out of Lot 9, Block C, NCB 11027
Hillje St. at Betty Jean St.

Proposal: New Housing Development

Neighborhood: Highland Hills Neighborhood Association

Traffic Impact: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval. The Highlands Community Plan designates this location as Medium Density Residential (reference Land Use Map, page 50). The Subject Property is a vacant tract of land presently zoned "MF-33". Staff encourages infill development. "MF-33 PUD" is appropriate at this location and is consistent with the surrounding zoning and land uses. The proposed development must meet the PUD requirements and get approval by the Planning Commission.

FINAL



City Council District NO. 3
Requested Zoning Change
From: "MF-33" To: "PUD"
Date: MAY 21, 2001
Scale: 1" = 200"

200' Notification

A map of the area around the intersection of Southcross Blvd and Highway 101. The map shows several streets: Southcross Blvd (top), Stateford Court (top right), Monticello Court (center), Sally Gay St (right), Betty Jean St (bottom left), and 101th Ave (bottom right). A large black polygon represents the Monticello Court building, located between Stateford Court and Sally Gay St, and between Southcross Blvd and Betty Jean St. A red and blue shield icon with the number 101 is located on Highway 101, near Betty Jean St. A north arrow is located in the bottom right corner.

CASE NO: Z2002088

Date: May 21, 2002

Council: 7

Ferguson: 580 F6

Case Manager: Fred Kaiser 207-7942

Applicant:

Joe E. Groff

Owner:

Joe E. Groff

Zoning Request: From R-5 Residential Single-family District to "C-2" Commercial District (Lot 122) and "C-3" Commercial District (Lot 123).

Property: Lot 122 and 123, Block K, NCB 11569

4811 and 4823 Evers Road

Proposal: To facilitate immediate and future expansion of a small business currently located on adjacent property.

Neighborhood: Near Northwest Neighborhood Plan

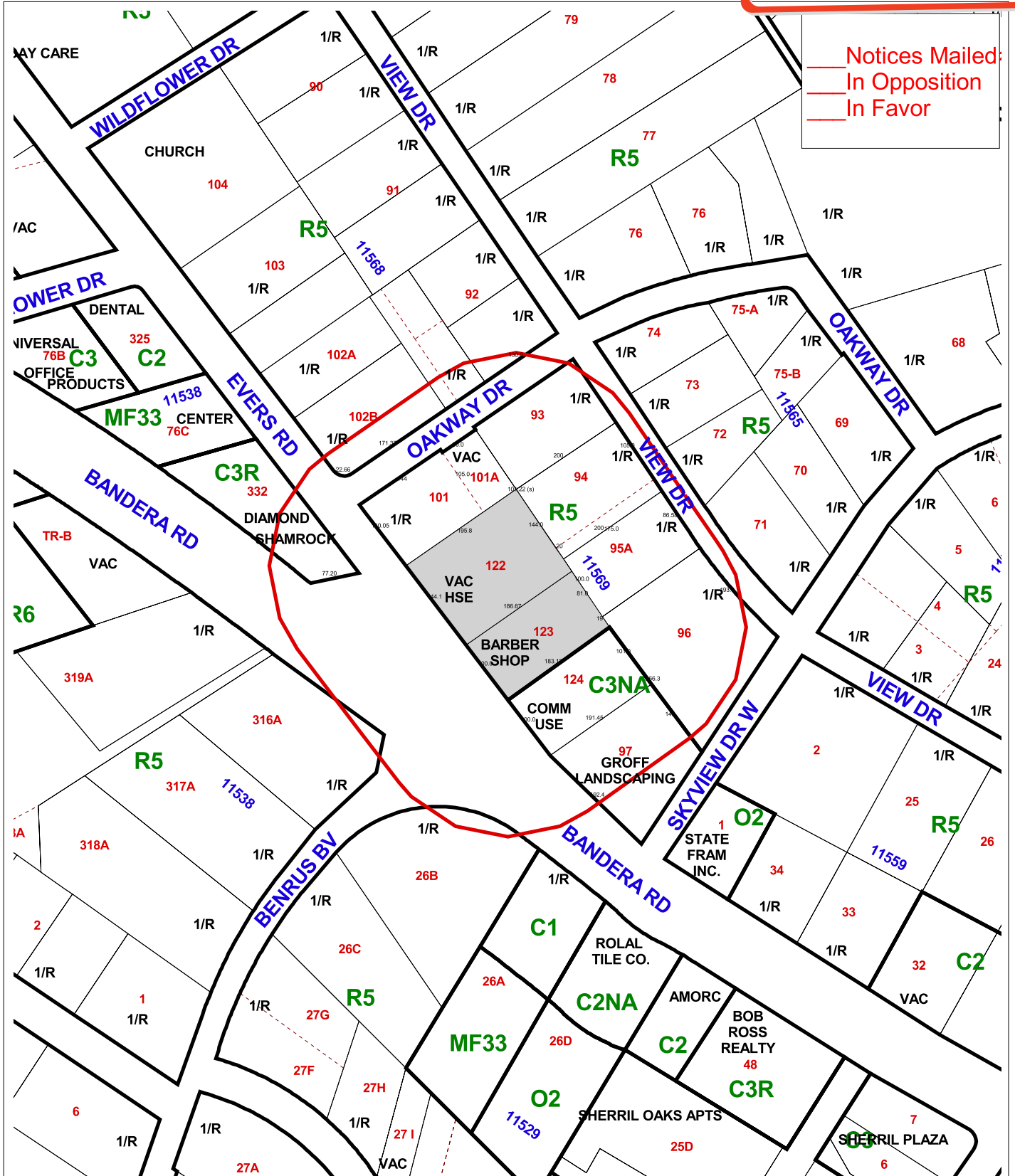
Traffic Impact: A traffic impact analysis is not required.

Staff Recommendation:

Denial as requested and approval of "O-1" Office on Lot 122 and "C-2 NA" Commercial Non-Alcoholic Sales on Lot 123. The Near Northwest Community Plan indicates low density residential and neighborhood commercial at this location. Lot 123 has an existing barbershop. Lot 122 has a vacant residence. "C-2 NA" (Lot 123) and "O-1" (Lot 122) provide a transition to the existing single-family home on Evers at Oakway Drive. In addition, the proposed zoning supports the use of the lots for their existing development. The requested "C-3" Commercial on Lot 123 is inappropriate because "C-3" uses are better located at the intersection of two arterial streets or arterial streets and freeways.

FINAL

Notices Mailed:
In Opposition
In Favor



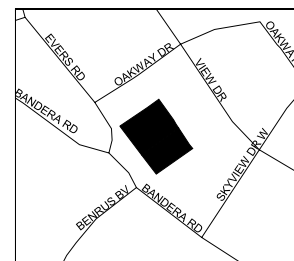
ZONING CASE: Z2002-088

City Council District NO. 7
Requested Zoning Change
From: "R-5" To: "C-2,C-3"
Date: MAY 21, 2001
Scale: 1" = 200"

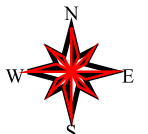
Subject Property

200' Notification

J:\MAY_21_Z2002_085a



T-20



CASE NO: Z2002089

Date: May 21, 2002

Council: 9

Ferguson: 550 B4

Case Manager: Catherine Tinnemeyer 207-5889

Applicant:

Thomas J. Remy

Owner:

Thomas J & Aurora V Remy

Zoning Request: From "C-3 R" Commercial Restricted Alcoholic Sales District to "C-3 R C" Commercial Restricted Alcoholic Sales District with a Conditional Use for beer and wine sales incidental to food sales.

Property: Lots 11, 12 and West 5 feet of lot 10, Block 32, NCB 11748
11219 West Ave

Proposal: Conditional use for restaurant to serve beer and wine incidental to food.

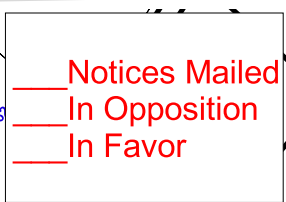
Neighborhood: Lockhill Estates Neighborhood Association and Greater Harmony Hills Neighborhood Association

Traffic Impact: A traffic impact analysis is not required.

Staff Recommendation:

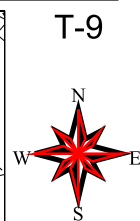
Approval. Subject Property is presently zoned as a Restricted Alcoholic Sales District. The proposed zoning will allow for alcohol sales incidental to food sales while prohibiting the possible development of a bar at this location.

FINAL



City Council District NO. 9
Requested Zoning Change
From: "C3R" To: "C-3R C"
Date: MAY 21, 2001
Scale: 1" = 200"

200' Notification



T-9

J:\MAY_21_Z2002_085a

CASE NO: Z2002090 C

Date: May 21, 2002

Council: 10

Ferguson: 552 B 7

Case Manager: David Arciniega 207-5876

Applicant:

Trend Land Development, Inc., Cathie E.
Buxie

Owner:

Trend Land Development, Inc.

Zoning Request: From "C-2" Commercial District and "C-3" Commercial District to "C-2 C" Commercial District with a Conditional Use for long term parking of Recreational Vehicles.

Property: North 537.8' of Lot 5, NCB 13868
2379 N.E. Loop 410

Proposal: To obtain a condition use permits for long term parking of Recreational Vehicles, i.e. campers, boats and motorized recreational vehicles.

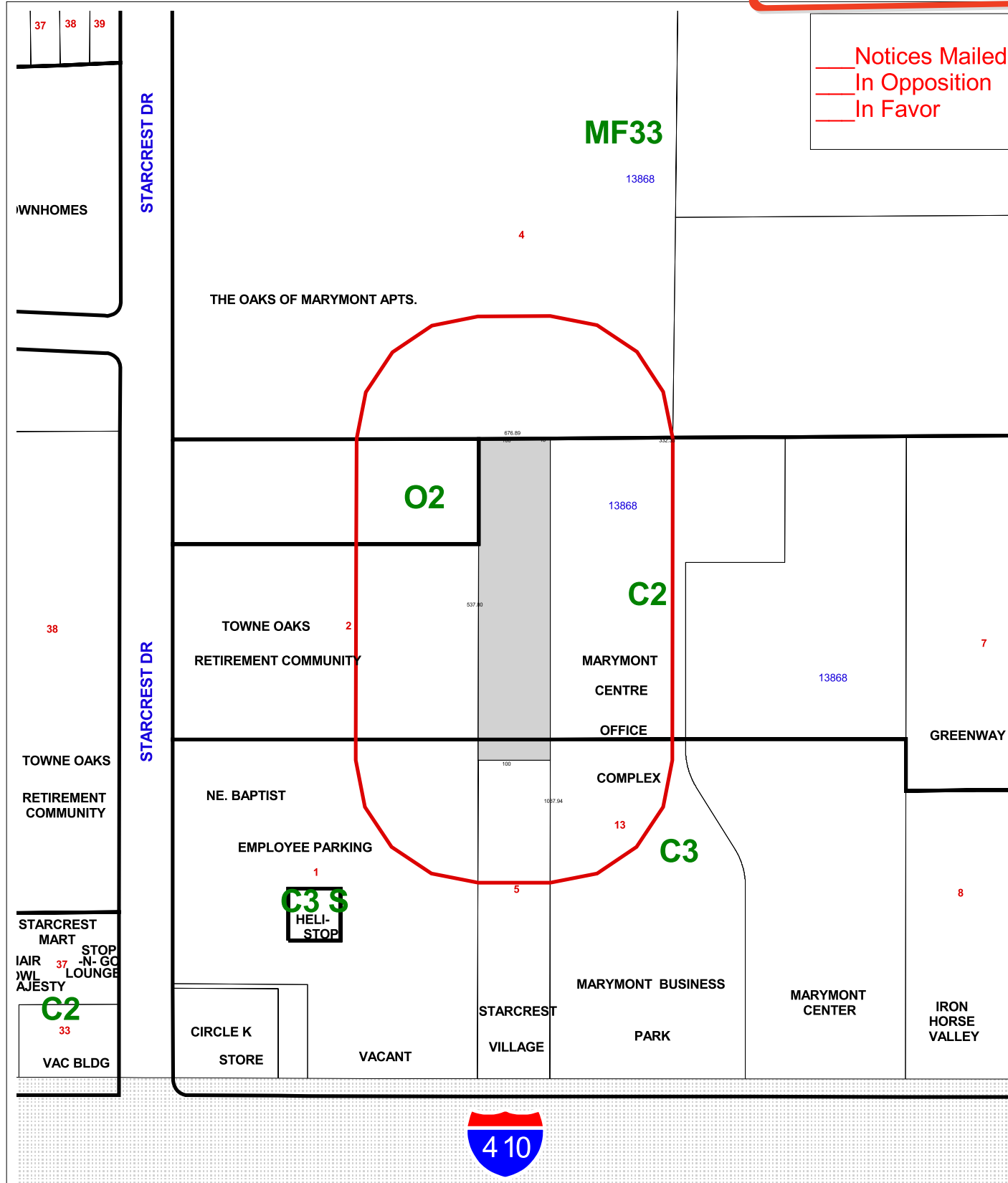
Neighborhood: None

Traffic Impact: A traffic impact analysis is not required.

Staff Recommendation:

Approval. The subject property is currently vacant and is zoned "C-2" Commercial District. "MF" zoning lies north of the subject property and developed properties west, east and south are zoned for commercial uses. The "C-2 C" request is compatible at this location. Staff recommends the following conditions: Lighting shall be directional so as to not offend the nearby residences to the north and a solid screen fence along the north property line.

FINAL



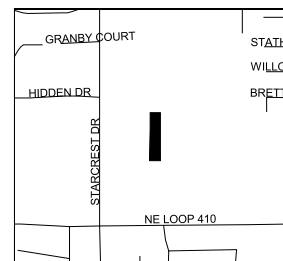
ZONING CASE: Z2002-090

City Council District NO. 10
Requested Zoning Change
From: "C-2" To: "C-2C"
Date: MAY 21, 2001
Scale: 1" = 250"

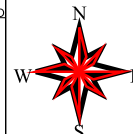
Subject Property

200' Notification

J:\MAY_21_Z2002_085b



T- 10



CASE NO: Z2002091

Date: May 21, 2002

Council: 8

Ferguson: 547 B-3

Case Manager: Fred Kaiser 207-7942

Applicant:

Jerry Arredondo

Owner:

James L. & Robbie L. Carson and James A. & Jayme L. Horne

Zoning Request: From "R-6" Residential Single-Family District to "C-3" Commercial District.

Property: Lots 5, 5A, P-15 and P-15B NCB 15664

11093 and 11137 Bandera Rd.

West side of Bandera Road near Loop 1604

Proposal: To use the property as an automotive sales lot with service.

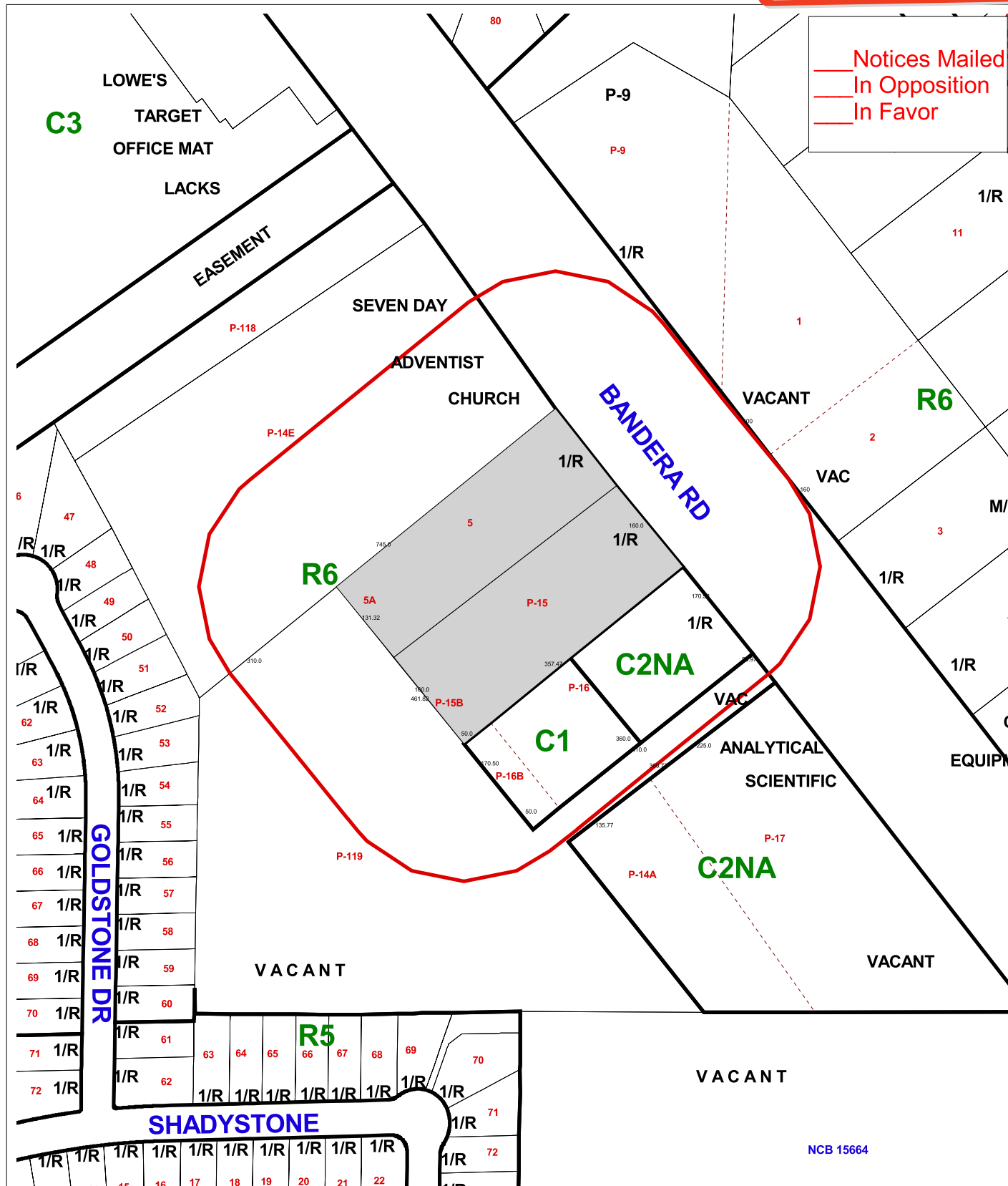
Neighborhood: Braun's Farm and Stone Field Association, Inc.

Traffic Impact: A traffic impact analysis is not required.

Staff Recommendation:

Denial as requested and Approval of "C-2 NA". The Northwest Community Plan indicates Commercial ("B-1", "B-2 Na", "B-3", "O-1", "B-1")The requested "C-3" zoning is not appropriate at this location. "C-3" zoning should be located at the intersection of two Arterial Streets or a Major Arterial Street and a Freeway. The site is adjacent to a church.

FINAL

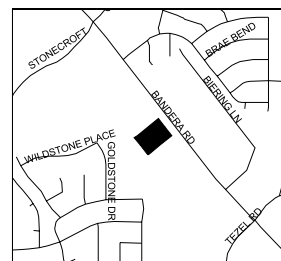


ZONING CASE: Z2002-091

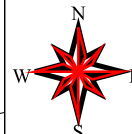
City Council District NO. 8
Requested Zoning Change
From: "R-6" To: "C-3"
Date: MAY 21, 2001
Scale: 1" = 200"



J:\may_21_Z2002_085a



T- 16



CASE NO: Z2002092

Date: May 21, 2002

Council: 5

Ferguson: 616 C-8

Case Manager: Brandon Ross 207-7442

Applicant:

Jerry Arredondo

Owner:

John McCrae

Zoning Request: From "MF-33" Multi-Family District to "C-2" Commercial District.

Property: Lots 3, 6, and 8/Block 1/ NCB 6244

205 Powell St.

Proposal: Office and retail

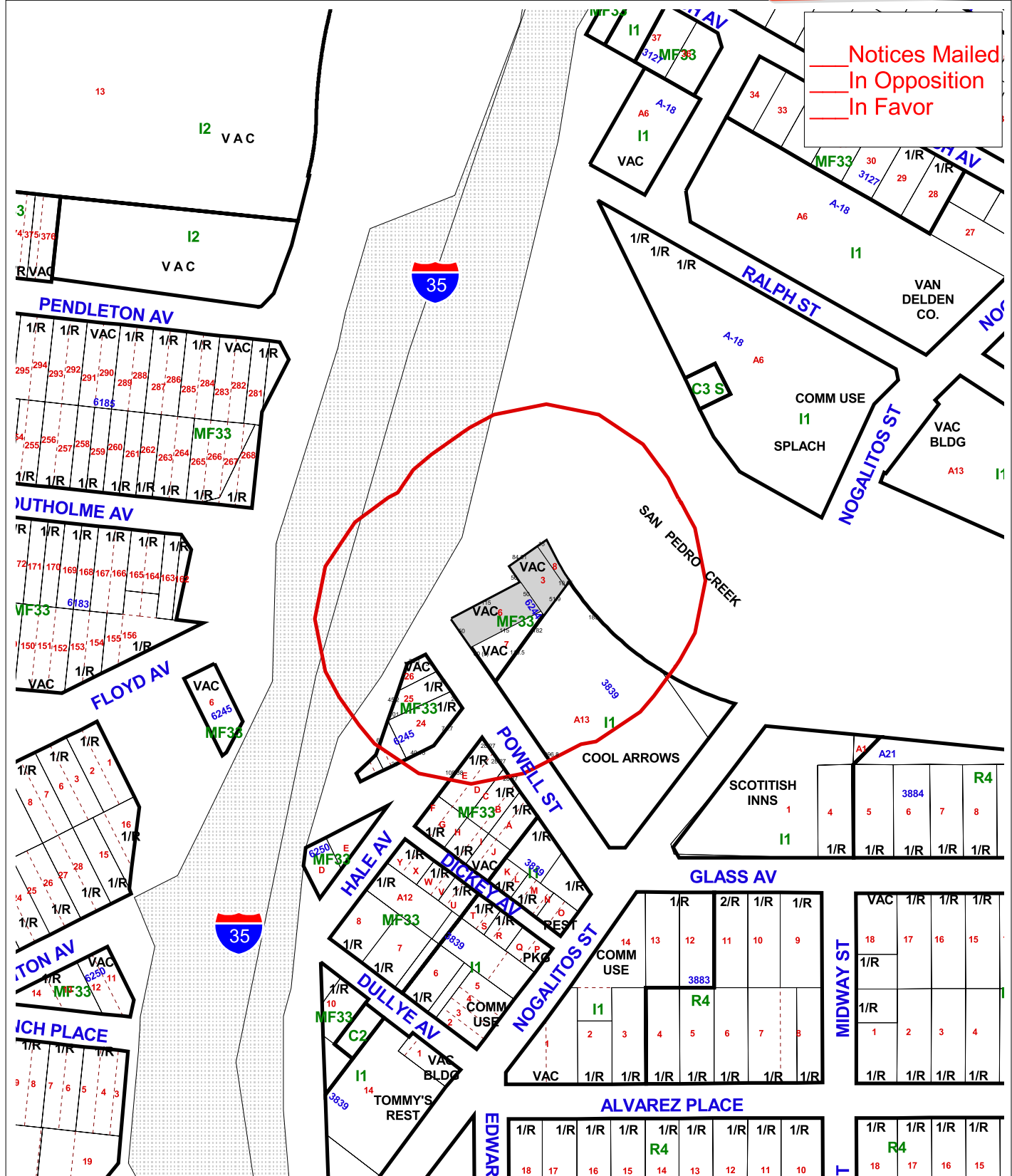
Neighborhood: Englewood Neighborhood Association

Traffic Impact: A traffic impact analysis is not required.

Staff Recommendation:

Denial. The South Central San Antonio Community Plan calls for Low-Density Residential at this location (see Land Use Plan Map 1, pg. 26).

FINAL



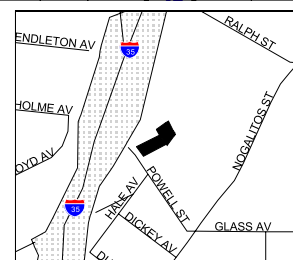
ZONING CASE: **Z2002-092**

City Council District NO. 5
Requested Zoning Change
From: "MF-33" To: "C-2"
Date: MAY. 21, 2002
Scale: 1" = 200"

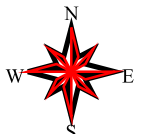
 Subject Property

 200' Notification

J:\MAY_21_Z2002-085b



T- 20



CASE NO: Z2002094

Date: May 21, 2002

Council: 8

Ferguson: 548 E 1

Case Manager: David Arciniega 207-5876

Applicant:

Kaufman & Associates, Inc.

Owner:

Max Mandel

Zoning Request: From "I-1" General Industrial District to "C-3" Commercial District.

Property: 3.216 acres out of Lot 15, NCB 14682

Southeast corner of Farinon Dr. and Silicon Dr.

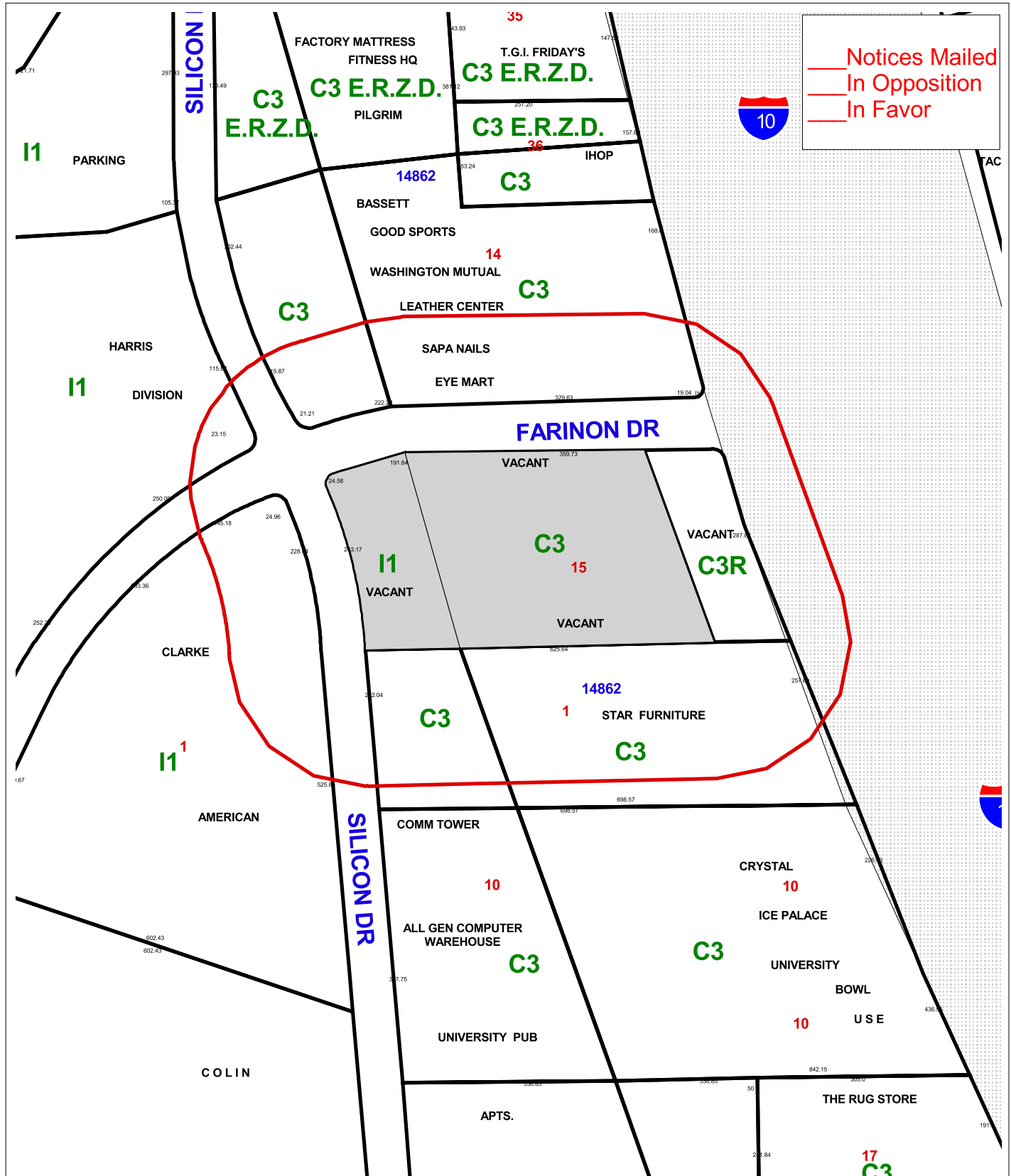
Proposal: Hotel and retail use

Neighborhood: None

Traffic Impact: A traffic impact analysis is not required.

Staff Recommendation:

Approval. The subject property is currently vacant and is located on the IH 10 West Expressway access road. The subject property has commercial zoning to the north and south and has industrial zoning to the west. The proposed zoning will be a downzoning from "I-1" zoning.

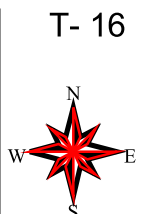
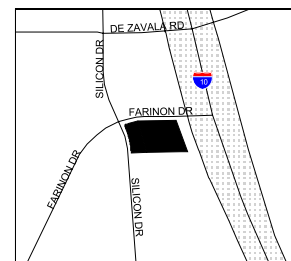


ZONING CASE: Z2002-094

City Council District NO. 8
 Requested Zoning Change
 From: "I-1,C-3" To: "C-2C"
 Date: MAY 21, 2001
 Scale: 1" = 200'



J:\MAY_21_Z2002_085a



T- 16

CASE NO: Z2002076 A

Date: May 21, 2002

Council: 2

Ferguson: 619 C 3

Case Manager: David Arciniega 207-5876

Applicant:

Owner:

City of San Antonio

Zoning Request: From "I-1" General Industrial District to "C-2" Commercial District, NCB 17322, Block 1, Lot 6 save and except the northwest 100 feet, and NCB 17322, P-32. NCB 17322 P-34, P-32D, P-32B save and except the northwest 100 feet. NCB 17992 P-33. NCB 17992 P-34, P-32A, 32C, 34B, P-34C, P-63 save and except the northwest 100 feet and from "I-1" General Industrial District to "R-6" Residential Single Family District NCB 12867, P-38, P-38B and P-36B

Property:

IH 10 East Corridor

Proposal:

Rezone this location to conform with the IH 10 East Corridor Perimeter Plan

Neighborhood:

None

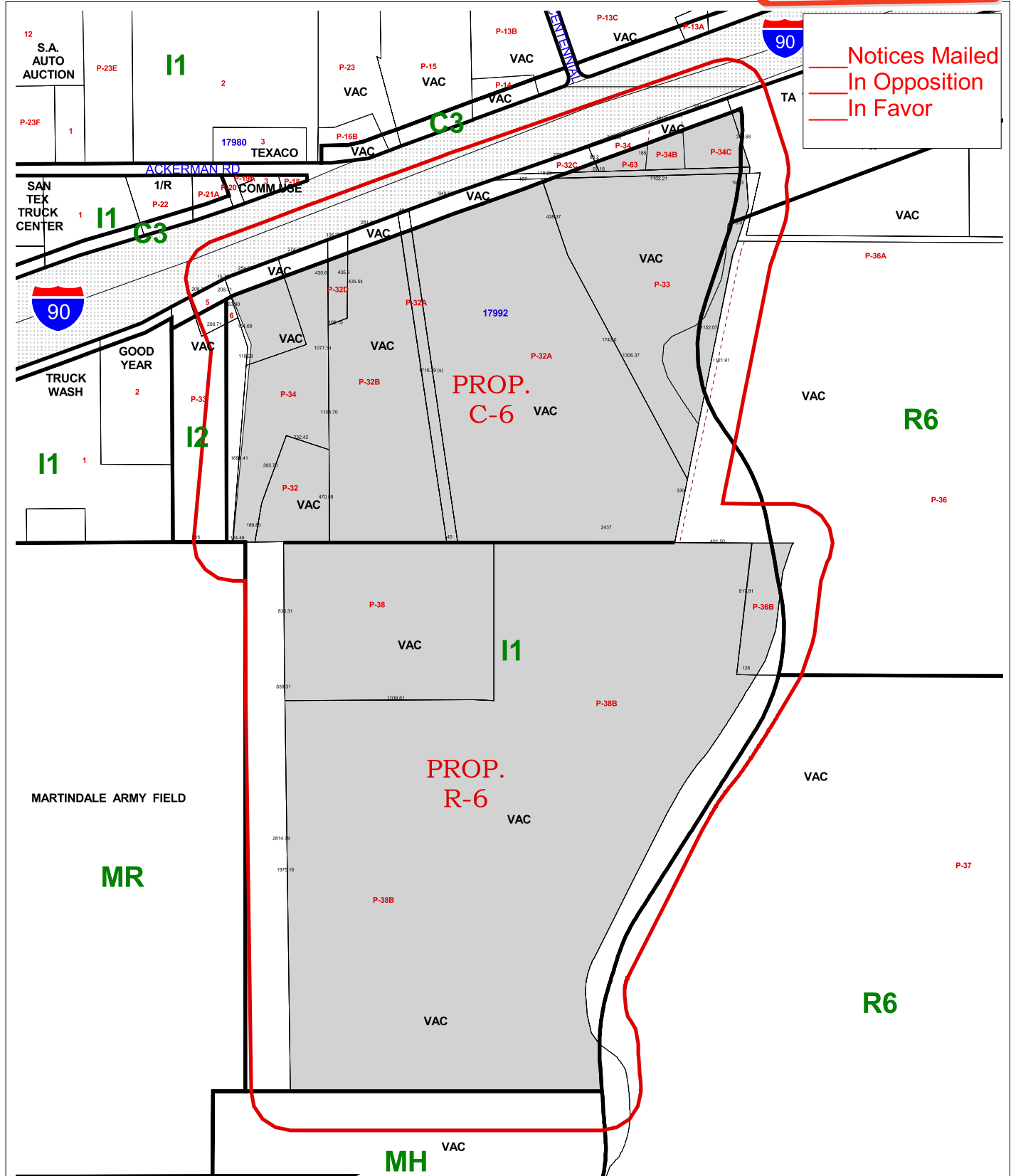
Traffic Impact:

A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval. The subject property is currently vacant and zoned "I-1" and is located south along the IH 10 East corridor, outside of Loop 410, east of Martindale Air Field. The IH 10 East Corridor Perimeter Plan recommends "Residential" and "Community Commercial" for this area. "R-6" and "C-2" zoning will provide a downzoning from the "I-1" zoning.

FINAL



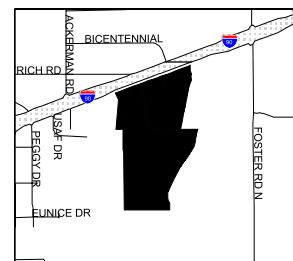
Notices Mailed
In Opposition
In Favor

ZONING CASE: Z2002-076-A

City Council District NO. 2
Requested Zoning Change
From: "I-1" To: "R-6,C-6"
Date: MAY 21, 2001
Scale: 1" = 700"

Subject Property
200' Notification

J:MAY_21_2002



T-11,12



CASE NO: Z2002076 B

Date: May 21, 2002

Council: 2

Ferguson: 619 C 3

Case Manager: David Arciniega 207-5876

Applicant:

Owner:

City of San Antonio

Zoning Request: From "I-1" General Industrial District to "C-2" Commercial District, NCB 17994 Lot 33 save and except the northwest 100 feet and NCB 17994, Lot 34, fronting on IH 10 east save and except the northwest 100 feet. From "I-1" General Industrial District to "R-6" Residential Single Family District on Lot 34 save and except the north 524.38 feet

Property: IH 10 East Corridor

Proposal: Rezone this location to conform with the IH 10 East Corridor Perimeter Plan

Neighborhood: None

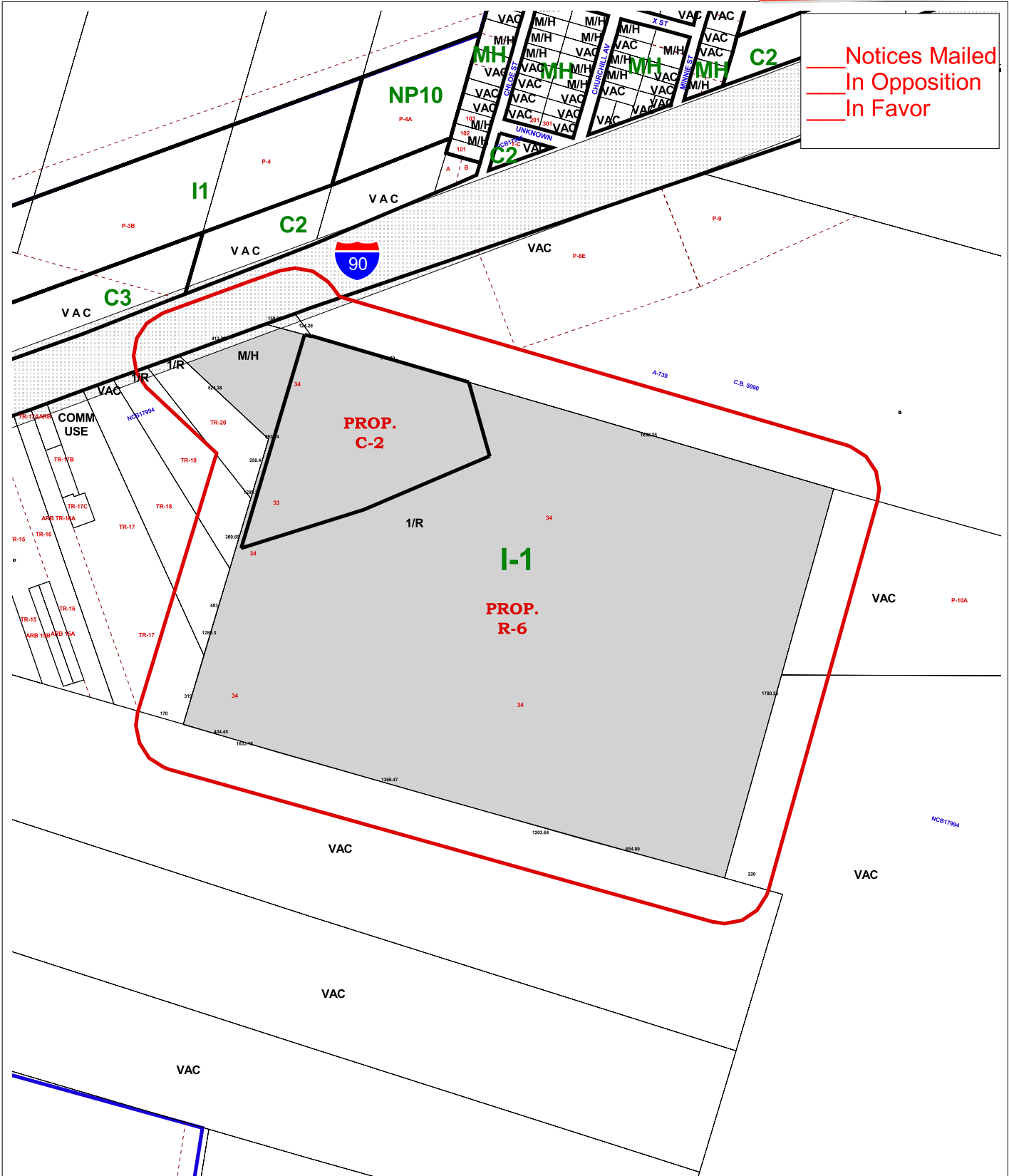
Traffic Impact: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval. The subject property is currently vacant and is zoned "I-1" and is located south along the IH 10 East corridor, inside of Loop 1604. The IH 10 East Corridor Perimeter Plan recommends "Residential" and "Community Commercial" for this area. "R-6" and "C-2" zoning will provide a downzoning from the "I-1" zoning.

FINAL

____ Notices Mailed
____ In Opposition
____ In Favor



ZONING CASE: Z2002-076-B

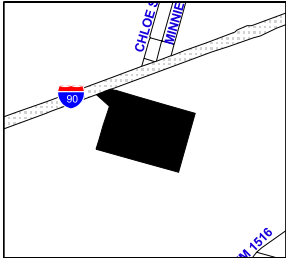
City Council District NO. 2
Requested Zoning Change
From: "I-1" To: "C-2,R-6"
Date: MAY 21, 2001
Scale: 1" = 600"

Subject Property

200' Notification

== CITY LIMITS LINE

J:\MAY_21_2002



T- 11,12



CASE NO: Z2002076 C

Date: May 21, 2002

Council: 2

Ferguson: 619 C 3

Case Manager: David Arciniega 207-5876

Applicant:

Owner:

City of San Antonio

Zoning Request: From "I-1" General Industrial District to "R-6" Residential Single Family District on NCB 17983 all of P-3D, and NCB 17983, of P-9A, P-10, P-2, P-3B and P-4, save and except the southeast 200 feet. From "I-1" General Industrial District to "C-2" Commercial District NCB 17983, P-9 save and except the southeast 100 ft.

Property: IH 10 East Corridor

Proposal: Rezone this location to conform with the IH 10 East Corridor Perimeter Plan

Neighborhood: None

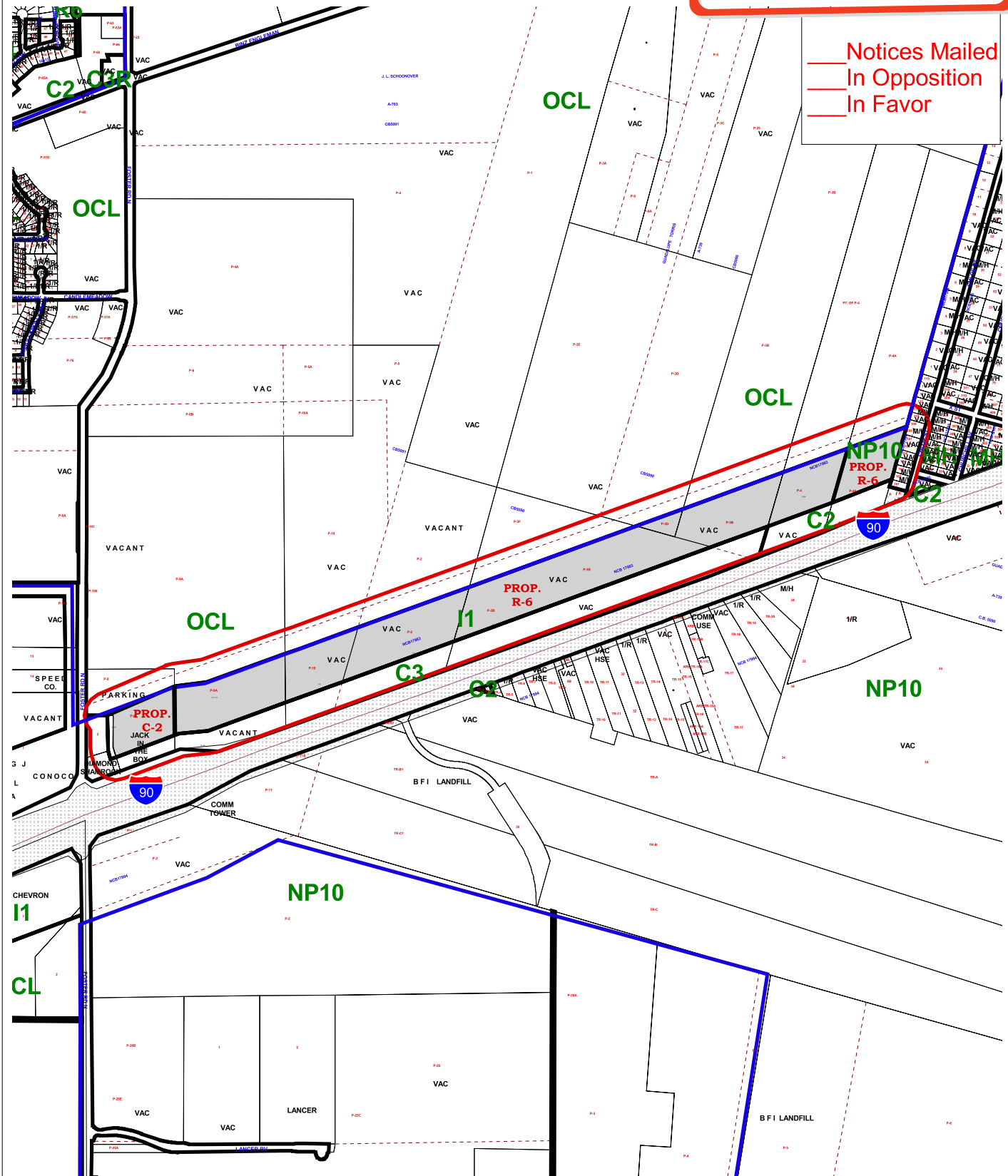
Traffic Impact: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval The subject property is currently vacant and zoned "I-1" and is located north along the IH 10 East corridor, east of N. Foster Road, inside of Loop 1604. The IH 10 East Corridor Perimeter Plan recommends "Residential" and "Community Commercial" for this area. "R-6" and "C-2" zoning will provide a downzoning from the "I-1" zoning.

FINAL

____ Notices Mailed
 ____ In Opposition
 ____ In Favor



ZONING CASE: Z2002-076-C

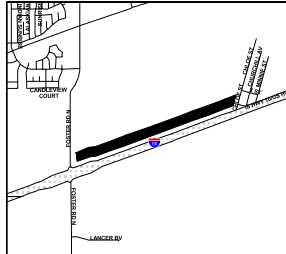
City Council District NO. 2
Requested Zoning Change
From: "I-1,R-20" To: "R-6,C-2"
Date: MAY 21, 2001
Scale: 1" = 1200"

Subject Property

 200' Notification

"—" CITY LIMITS LINE

J:\MAY 21 2002



T- 11,12



CASE NO: Z2002076 D

Date: May 21, 2002

Council: 2

Ferguson: 619 C 3

Case Manager: David Arciniega 207-5876

Applicant: **Owner:**

City of San Antonio

Zoning Request: From "C-3 R" Commercial Restrictive Alcoholic Sales District and "I-1" General Industrial District to "R-6" Residential Single Family District, NCB 16549, Lot 1, P-17A, P-17B and P-17C save and except the southeast 100 feet.

Property:

IH 10 East Corridor

Proposal: Rezone this location to conform with the IH 10 East Corridor Perimeter Plan

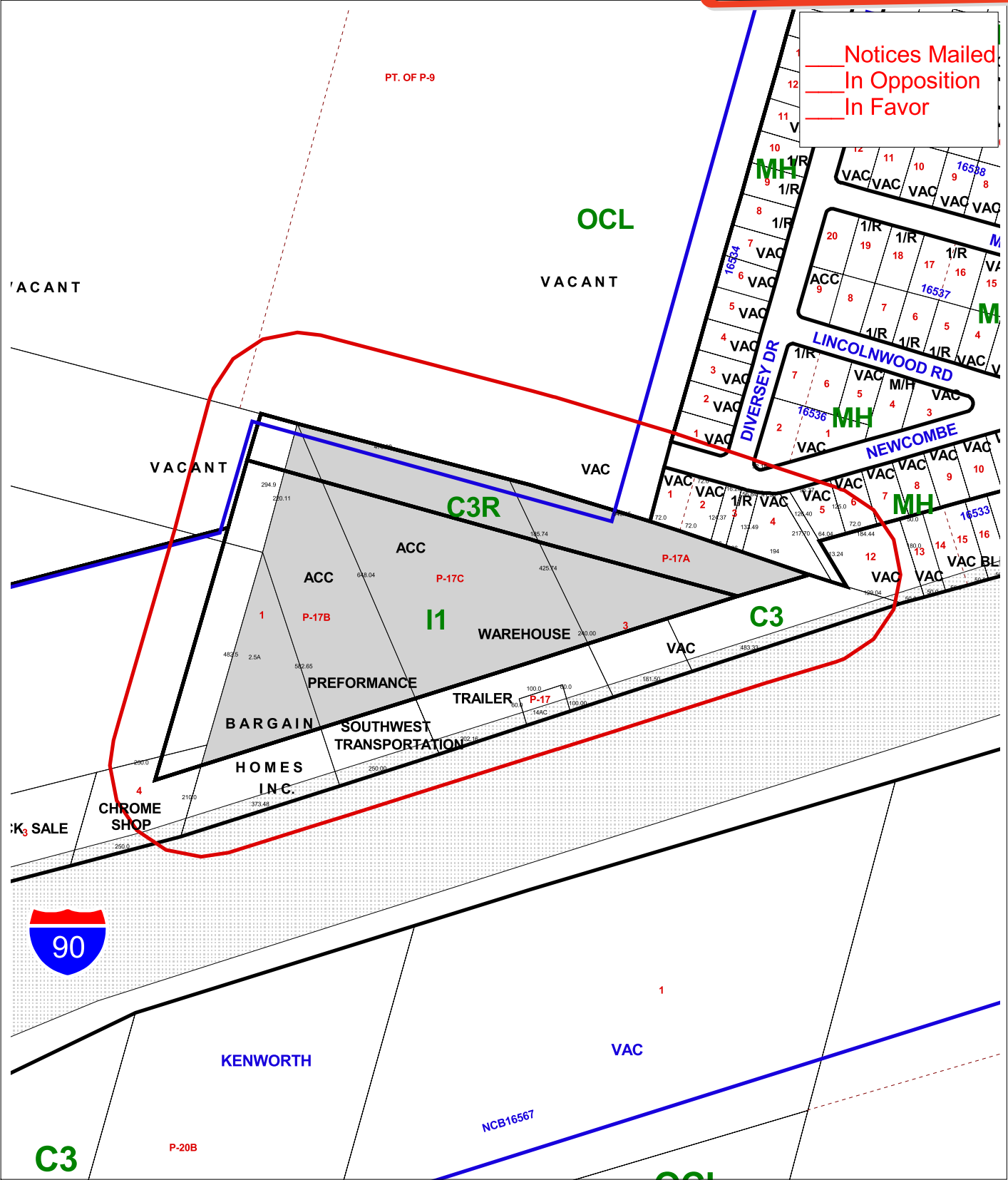
Neighborhood: None

Traffic Impact: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval The subject property is zoned "C-3R" and "I-1" and is located north along the IH 10 East corridor, inside of Loop 1604. The subject properties are located behind these businesses and a vacant lot that front along this north side of the IH 10 east access road. The IH 10 East Corridor Perimeter Plan recommends "Residential" for this area. "R-6" zoning will provide a significant downzoning from the "I-1" zoning.

FINAL



ZONING CASE: Z2002-076-D

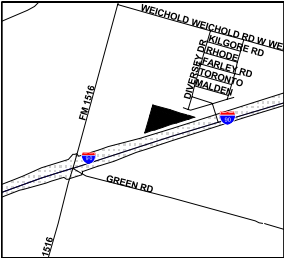
City Council District NO. 2
Requested Zoning Change
From: "C-3R,I-1" To: "R-6"
Date: MAY 21, 2001
Scale: 1" = 350"

 Subject Property

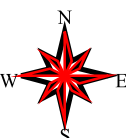
200' Notification

== CITY LIMITS LINE

J:\MAY_21_2002



T- 11,12



CASE NO: Z2002076 E

Date: May 21, 2002

Council: 2

Ferguson: 619 C 3

Case Manager: David Arciniega 207-5876

Applicant: **Owner:**

City of San Antonio

Zoning Request: From "I-1" General Industrial District to "C-3" Commercial District P-2 and P-5, NCB 16568

Property:

IH 10 East Corridor

Proposal: Rezone this location to conform with the IH 10 East Corridor Perimeter Plan

Neighborhood: None

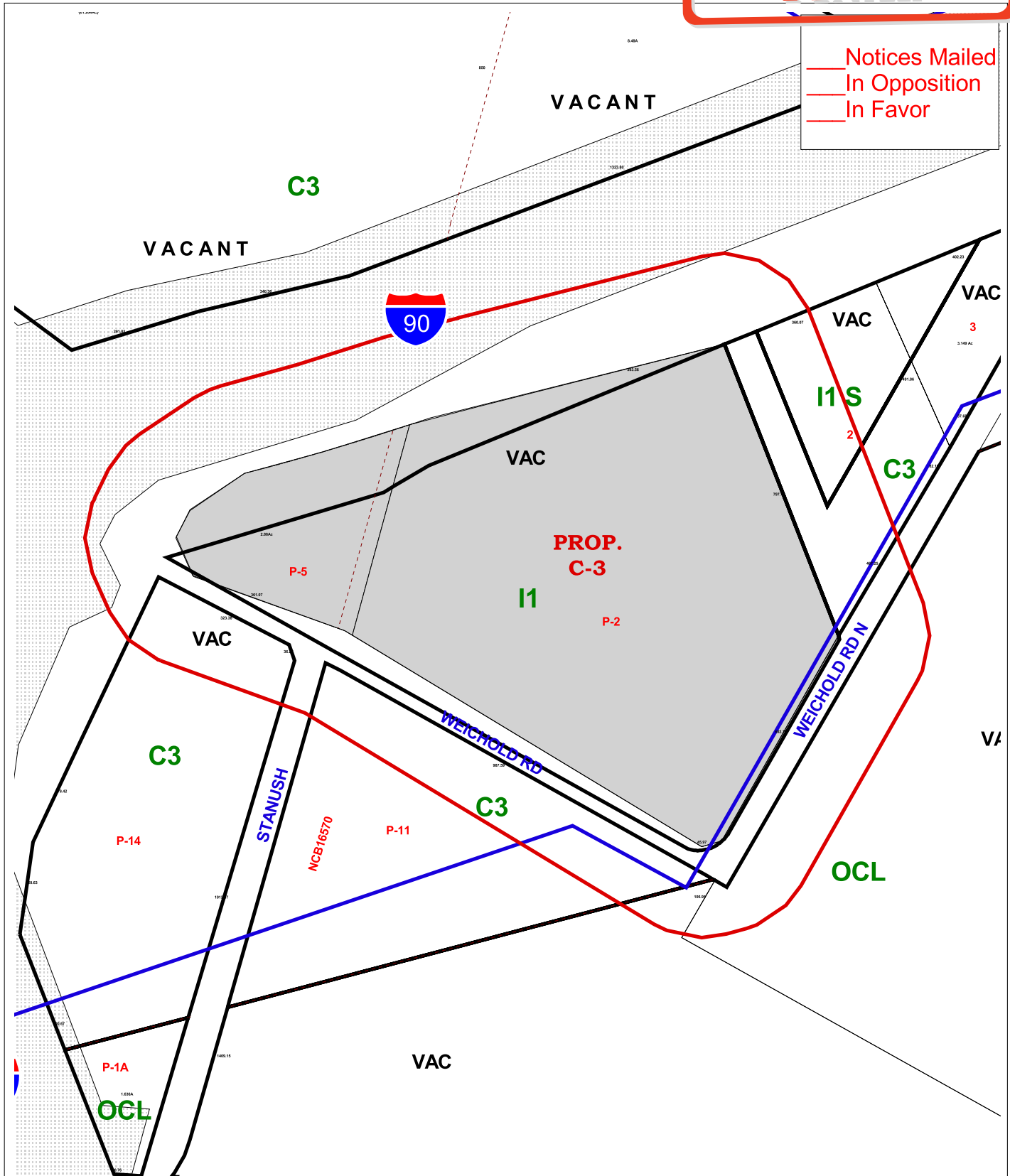
Traffic Impact: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval The subject property is currently vacant and zoned "I-1" and is located on the south of IH 10 East corridor east of Loop 1604. The IH 10 East Corridor Perimeter Plan recommends "Regional Commercial" for this area. "C-3" zoning will provide a downzoning from the "I-1" zoning.

FINAL

____ Notices Mailed
____ In Opposition
____ In Favor

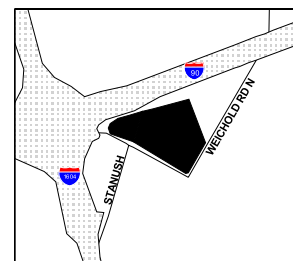


ZONING CASE: Z2002-076-E

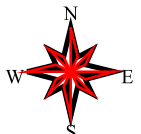
City Council District NO. 2
Requested Zoning Change
From: "I-1" To: "C-3"
Date: MAY 21, 2001
Scale: 1" = 350"

■ Subject Property
○ 200' Notification
--- CITY LIMITS LINE

J:\MAY_21_2002



T-3,4



FINAL

CASE NO: Z2002076 F

Date: May 21, 2002

Council: 2

Ferguson: 619 C 3

Case Manager: David Arciniega 207-5876

Applicant:

Owner:

City of San Antonio

Zoning Request: From "I-1" General Industrial District to "R-6" Residential Single Family District NCB 16555, P-6A, P-6B, P-6C, P-6D and P-6E and from "I-1" General Industrial District to "MF-25" Multi Family District NCB 16555, P-6 save and except the south 500 feet and from "I-1" General Industrial District to "C-1" Commercial District NCB 16555, P-6, the south 500 feet

Property: IH 10 East Corridor

Proposal: Rezone this location to conform with the IH 10 East Corridor Perimeter Plan

Neighborhood: None

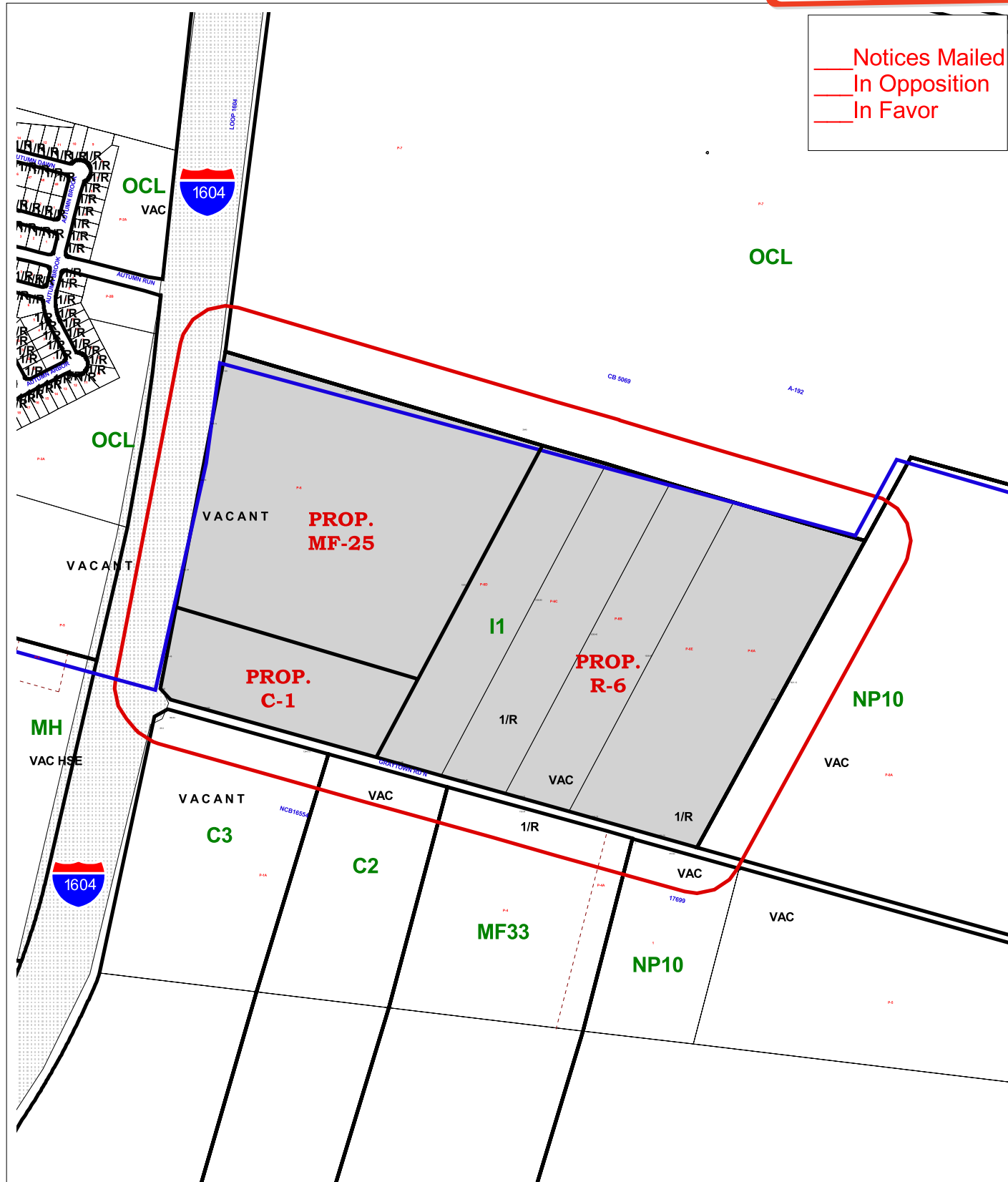
Traffic Impact: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval The subject property is currently vacant and is zoned "I-1" and is located on Loop 1604, north of IH 10 East. The IH 10 East Corridor Perimeter Plan recommends "Residential" and "Neighborhood Commercial" for this area. "R-6", "MF-25" and "C-1" zoning will provide a downzoning from "I-1" zoning.

FINAL

___ Notices Mailed
___ In Opposition
___ In Favor



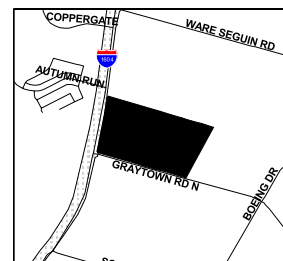
ZONING CASE: **Z2002-076-F**

City Council District NO. 2
Requested Zoning Change
From: "I-1" To: "C-1,MF-25,R-6"
Date: MAY 21, 2001
Scale: 1" = 600"

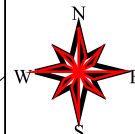
■ Subject Property

○ 200' Notification

J:\MAY_21_2002



T-3,11



CASE NO: Z2001223-4

Date: May 21, 2002

Council: 1, 3, 5

Ferguson: 650, 651

Case Manager: Historic Preservation Office 207-7900

Applicant:

City of San Antonio

Owner:

Multiple property owners

Zoning Request: To designate those properties along the San Antonio River as River Overlay Districts, as per exhibit.

Property: Generally those properties no more than 3000 feet from the San Antonio River, from Durango Street on the north to Mission Road on the south.

Proposal: The purpose of these districts is to establish regulations to protect, preserve and enhance the San Antonio River by establishing design standards and guidelines for properties located near the river.

Neighborhood: King William - Arsenal - LoneStar - Riverside - Englewood - Thelka - Lavaca

Traffic Impact: A traffic impact analysis is not required.

Staff Recommendation:

Approval. The proposed districts will protect and enhance the overall character of the San Antonio River. The districts will promote consistency in the development process. It will prevent the negative impacts caused by incompatible and insensitive development and promote new compatible development.

CASE NO: Z2001223-5

Date: May 21, 2002

Council: 3

Ferguson: 651, 683

Case Manager: Historic Preservation Office 207-7900

Applicant:

City of San Antonio

Owner:

Multiple property owners

Zoning Request: To designate those properties along the San Antonio River as River Overlay Districts, as per exhibit.

Property: Generally those properties no more than 3000 feet from the San Antonio River, from Mission Road on the north to Military Drive on the south.

Proposal: The purpose of these districts is to establish regulations to protect, preserve and enhance the San Antonio River by establishing design standards and guidelines for properties located near the river.

Neighborhood: Riverside - Thelka - Mission San Jose - East Pyron

Traffic Impact: A traffic impact analysis is not required.

Staff Recommendation:

Approval. The proposed districts will protect and enhance the overall character of the San Antonio River. The districts will promote consistency in the development process. It will prevent the negative impacts caused by incompatible and insensitive development and promote new compatible development.